

CITY OF WEST TORRENS



Notice of Committee Meeting

NOTICE IS HEREBY GIVEN in accordance with Sections 87 and 88 of the Local Government Act 1999, that a meeting of the

COMMUNITY FACILITIES GENERAL COMMITTEE MEETING

Members: Councillor K McKay (Presiding Member), Mayor J Trainer,
Councillors: R Haese, G Vlahos, J Woodward, G Demetriou, S Tsiaparis, G Nitschke

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 27 MARCH 2018
at 6.00pm**

**Terry Buss PSM
Chief Executive Officer**

City of West Torrens Disclaimer

Please note that the contents of this Committee Agenda have yet to be considered by Council and recommendations may be altered or changed by the Council in the process of making the formal Council decision.

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1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Community Facilities General Committee held on 28 November 2017 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 PRESENTATIONS**

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Hilton RSL and Lockleys RSL - Update

Brief

This report provides Committee Members with an update in relation to matters associated with the Lockleys RSL and Hilton RSL Clubs.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. The Administration be authorised to enter into negotiations with the RSL and/or its nominee(s) for the acquisition by Council of the Lockleys RSL premises on the western side of the Mellor Park Reserve.
3. A further report be provided to this Committee and/or Council following the conclusion of those negotiations.

Introduction

At its meeting of 28 November 2017 the Committee was advised, in relation to the Hilton RSL, that:

- The Administration organised a further viewing of the two civic buildings located at 173-187 Sir Donald Bradman Drive (i.e. also known as the "bluestone cottage" and the community hall space) which was attended on Friday 10 November 2017 by Mayor John Trainer, members of the Hilton RSL and representatives from other invited allied groups that may seek to co-locate to these premises.
- The principal purpose of this visit was to enable a wider audience (RSL members and allied groups) to view the premises and:
 - to initially determine whether the premises would satisfy or meet their future needs, and, if so,
 - to provide a "wish list" to the Administration that would form the basis for the development of concept plan(s) and budget costings that would subsequently allow the Council to make an informed decision in regard to the relocation proposal.
- The Administration provided a number of copies of the floor plans for both the buildings to the RSL representatives to assist with their planning.
- Initial verbal feedback received from the attendees during the viewing was positive. Subsequent to the meeting the RSL provided some initial written feedback to the Administration on 22 November 2017. Essentially the written feedback provided suggested that the RSL has a preference for utilisation of the entire former RLSS building but that it may consider an arrangement whereby it uses the bluestone cottage as its base and uses the hall for those activities that require additional space etc; and
- The Administration was continuing to progress matters in relation to the possible relocation of the Hilton RSL, from its existing premises at 147 Sir Donald Bradman Drive to those at 173-187 Sir Donald Bradman Drive.

Members were further advised in the report which provided an update for the Lockleys Oval, Apex Park and Mellor Park projects, that, in relation to the Lockleys RSL property:

- The Administration had met with representatives from the Lockleys RSL in mid-October following receipt of a letter from the RSL seeking a written response from Council in relation to Council's intent toward the RSL Hall (located at the rear of the former Windsor Theatre);
- Following the meeting the RSL representatives were advised that, to progress the matter further, the RSL would need to formally write to Council indicating its intentions in relation to:
 - the premises; and
 - any requirement for ongoing use of the premises, and if so, under what desired terms and/or conditions (or whether the RSL may prefer to be accommodated within alternate premises).
- At the date of preparation of the report no further correspondence has been received from the Lockleys RSL.

Discussion

No additional information has been received directly from either the Hilton RSL or the Lockleys RSL since the meeting of 28 November 2017 at the time of preparation of this report. However, on 9 February 2018 the Administration met with a consultant/agent (Mr Steve Larkins) who has been appointed by the Interim Board of the RSL SA Branch to oversee and assist with both of these matters (**Attachment 1**).

Following this meeting Mr Larkins has subsequently contacted the Administration and provided the following update in regard to both of these branches

Hilton RSL

Mr Larkins advised that he spoke with the new President of the Hilton RSL, Ian Gardiner, on 26 February 2018. As a result of these discussions Mr Larkins believes that the Hilton RSL is organising discussion points to progress the proposed relocation. Mr Larkins further advised that he will follow this matter up again to ensure that it continues to progress.

Lockleys RSL

Mr Larkins advised that he has focused more on Lockleys because that requires more intensive effort on his part to support the Committee through the necessary processes.

He met with the Sub Branch Committee on 9 February 2018 (directly after meeting with the Administration) and discussed options with the Committee and a number of other interested parties who are involved with, but are not Service Members of, the Sub Branch.

As a consequence of these discussions, the Lockleys RSL convened a Special General Meeting, which required a series of processes to be observed, consistent with RSL Rules, including Notice requirements etc.

That meeting took place on Friday 9 March. As the Lockleys RSL President/Chair was ill, Mr Larkins chaired the meeting at the RSL's invitation (as is provided for in Sub Branch by Laws). A quorum of the Membership was achieved.

At the meeting a motion was put and carried, delegating authority to the Sub Branch Committee to:

- pursue sale of the premises to WTCC with a target settlement date of no later than 30 June 2018, pursuant to a number of conditions, a key one of which is erection of a physical memorial at Mellor Reserve. The details of this are being worked out, but they would seek to incorporate the original foundation stone, bronze plaques at one time located in the cinema complex and believed to be held by Council, and the three inch mortar currently positioned adjacent to the door of the sub branch; and
- engage legal / conveyancing advice.

Legal advice has been retained and a series of actions are in train accordingly to ensure correct authorisations among the various entities etc. are in place. Once these actions have occurred, the RSL will write to Council formally to negotiate a contract of sale.

Mr Larkins also advised that:

- The general agreement among the Lockleys RSL Membership was that they do not wish to amalgamate with Hilton and that individual Members will be offered the opportunity to transfer their membership to the sub branch of their choice.
- Consultation around disposal of property is currently taking place.
- The Lockleys RSL plan to conduct a final "End of an Era" function at a date yet to be set.

The Administration will continue to meet with the RSL's appointed consultant to further progress these matters, but at this stage takes this opportunity to:

- advise that one of the plaques that was removed from the former Lockleys Cinema building has been affixed to a memorial stone in Council's Memorial Gardens (to commemorate those persons that served in the Malaya Borneo conflict). Further investigation will need to be undertaken to determine the location of any additional plaque(s) which may have previously been located within the former Lockleys Cinema building;
- suggest that an updated valuation be sourced from Council's valuers to assist negotiations for the purchase of the Lockleys RSL property; and

Further, the timely progression of discussions in regard to the Lockleys RSL premises in particular is critical to the Council in meeting the obligations it has in regard to the Federal Grant Funding that it has received for the Lockleys Oval, Apex Park and Mellor Park projects.

Conclusion

Council's Administration will continue to progress matters associated with the possible relocation of the Hilton RSL to the property/ies at 173-183 Sir Donald Bradman Drive; and acquisition of the Lockleys RSL premises on the western side of the Mellor Park Reserve in consultation with the representative appointed by the Interim Board of the RSL (SA Branch).

Attachments

1. **Letter from RSL appointing Agent/Consultant to act their behalf re Lockleys RSL and Hilton RSL**



12 Dec 2017

Mr Steve Larkins
60 Kennaway St
TUSMORE SA 5065

Re Lockleys Sub-Branch

It has come to our attention that the Lockleys Sub-Branch has essentially ceased operating. Given that the local Council is interested in acquiring that land that is owned by the Sub-Branch that adjoins land already owned by the Council.

This matter has been discussed recently with you by Bill Denny and Trevor Whitelaw and you agreed you could act on our behalf.

Given your previous involvement with this matter and the extensive knowledge of the issues and requirements the RSL Interim Board authorises you to act on our behalf in progressing this matter as soon as able to.

In doing so please liaise with all the relevant authorities such as local council and any members that may still be associated with the Sub-Branch to conclude a sale of the land.

Please make Trevor Whitelaw your first point of contact with the Board if additional support is required.

Yours Sincerely

Bronson Horan
RSL- SA State President

Returned & Services League of Australia (SA Branch) Inc
ANZAC House, Torrens Training Depot, Victoria Drive, Adelaide, South Australia 5000
Telephone 08 8100 7300 Email communications@rslsa.org.au www.rslsa.org.au



8.2 Camden Oval Complex - Update

Brief

This report updates Committee Members on information relating to the Camden Oval Complex Masterplan and Facilities project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 28 November 2017, the Committee was provided an update regarding the procurement process for the Camden Oval Masterplan upgrade:

- procurement for the supply and installation of the senior synthetic soccer pitch (Stage 1) was underway with works commencing early in 2018;
- procurement for the greater project (both the soccer and football club buildings with associated landscaping and car parking) will take place early in 2018 following the completion of detailed design and documentation.

In addition, the Committee was informed that the PHOS & Camden Sports and Social Club were continuing to explore and secure playing, training and clubroom arrangements for the 2018 season.

Discussion

Since the previous Committee meeting, the Administration has continued to progress matters relating to this project. Pertinent information is provided below.

Stage One - Senior Synthetic Soccer Pitch

Works associated with the supply and installation of the senior synthetic soccer pitch, has commenced on site and the project is scheduled for completion in June 2018.

Stage Two - Sporting Clubrooms, facilities, associated landscaping and car parking

The detailed design and documentation for both the soccer and football club buildings and the recreation and landscaping components has been completed. The project was out to market in February 2018 with a closing date of 21 March 2018.

All tender submissions will now be thoroughly reviewed by the Administration with an overview and budget comparison expected to be provided on the night of this Committee's meeting. It is anticipated that a contract will be signed and works will commence prior to the next Committee Meetings scheduled in May.

Development Application

As previously advised, consultants recommended that it would be more appropriate to separate the Development Applications (DA) into discrete components rather than submitting one application for the entire project. This will allow one or other of the developments to proceed in circumstances where there may be issues raised relating solely to one of the components.

As a result, two DAs were lodged, one for the upgrade of the West Torrens Birkalla clubroom building and one for the demolition of the existing, and construction of a new, clubroom building for the PHOS & Camden Sporting and Social Club.

The DAs are currently being assessed and should be resolved within the next few weeks.

PHOS & Camden Sports and Social Club relocation

The Administration is continuing to investigate options and alternatives to assist the Club with storage requirements and relocation to alternative sites.

The Administration is aware that the Club has negotiated the use of Aldi Arena (Thebarton Oval) with the Adelaide Footy League (SAAFL) for matches and some training sessions at such time as Camden Oval becomes unavailable. The Adelaide Footy League (AFL) recently contacted the Administration enquiring as to whether PHOS could be accommodated on Kings Reserve for one training session per week when Camden Oval becomes unavailable. The reason for this enquiry is that there is considerable demand for the use of Aldi Arena for weeknight training. (AFL would nevertheless continue to offer one training session on Aldi per week for PHOS and would continue to allow PHOS to use the change room facilities at Aldi for all training sessions). Following this request a representative from the MA Hawks was contacted to advise of this possible arrangement. (Whilst there is some capacity for use of Kings Reserve by PHOS, any PHOS use of Kings Reserve would be subservient to MA Hawks requirements.)

Conclusion

Stage 1 of the Camden Oval Upgrade is currently underway for the synthetic pitch project for Birkalla Soccer Club.

Stage 2 of the Upgrade has been out to market and tenders closed on Wednesday 21 March. An overview of tender submissions will be provided to Members at this meeting.

The Administration will continue to provide assistance to PHOS & Camden Sports and Social Club where possible.

Attachments

Nil

8.3 Camden Oval - Glenelg District Cricket Club

Brief

The Glenelg District Cricket has written to Council expressing its concern in regard to the project's progress and advising of its desire to remain a long term user of the Camden Oval complex.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The Glenelg District Cricket Club has submitted information to Council expressing its concerns with the delay in the commencement of the Camden Oval complex upgrade project (and how this may impact its use of the complex in 2018/19) and indicating that:

- it has expended considerable monies on upgrading and maintaining the Camden Oval (in particular the centre square area and pitches) and
- confirming that it wishes to be a long term user of the Camden Oval complex following the complex upgrade.

A copy of the letter is included as **Attachment 1**.

Discussion

The Administration was contacted by a representative of the Glenelg District Cricket Club (GDCC) in late 2017 who expressed concern that the interests of the Cricket Club, in regard to its ongoing seasonal use of the facility, appeared to have been "overlooked" throughout the upgrade deliberations to date. The representative also sought assurance that the Club will have access to the facility from 2 October 2018 (for the 2018/19 cricket season).

In regard to the contention that the GDCC's interests had not been considered throughout the process, the Administration have advised the Club representatives.

Whilst recent meetings have focussed on the buildings and matters relating to their design etc, at the meeting of 28 March 2017, and within the Camden Oval update report (at page 6 of the Agenda document), the Committee was advised as follows:

The Administration also met separately with representatives of the Camden Athletics Club (15 March 2017) and Glenelg District Cricket Club (16 March 2017). These clubs do not generally use or access the function/canteen/bar areas within the existing clubroom building (nor do they generally wish to use those of the proposed facility) however they do (and will continue to) require use of change rooms and access to storage space. Both groups indicated that they would like the new change room facilities to be configured for unisex use. Both groups were also requested to provide an opinion in relation to potential ongoing use of the existing besser block change room.

And

Retention and continued use of existing besser block change room building
The Administration has discussed at some length the benefits and disadvantages of retaining the besser block change room building on the western side of the southern entrance driveway.

Retention and/or further conversion of the existing change room building for storage would reduce the requirement for storage in the new clubroom building (and thus reduce the footprint and cost of the new clubroom building) or allow increased “alternate” space at a comparative cost. In this regard it is noted that, following construction of the new clubroom facility at Rosewater, a new storage shed needed to be erected as insufficient storage space was contained within the new clubroom building.

As indicated above this idea has been discussed with the football, athletics and cricket clubs and has received general support from those groups.

Further, and providing that this building does not function as a change room, the issues previously associated with retention of it (principally concerns regarding possible vehicle/pedestrian player interactions) effectively cease to apply.

In addition to the above, the representative was further advised that the Administration had also spoken with the consultant regarding the design of the upgraded/new irrigation system and made him aware of the need to ensure that it is suitable for turf wicket preparation/use etc.

With regards to the assurance sought by the GDCC (that the facility will be available for GDCC use from 2 October 2018), the Administration has advised the Club that:

- Whilst every effort will be made to ensure that the oval is available for use by the GDCC for the 2018/19 season, unfortunately Council are unable to provide an absolute assurance that this will be the case. What the Administration can do is undertake to update the Club, especially if it is aware of the Club's critical dates/times, as to the project's progress etc.
- Council will also have a much clearer understanding once it has received, assessed and awarded the tender for the works (and thus be in possession of a project plan). Council anticipates awarding the tender early in the second quarter of this year.

Conclusion

The Glenelg District Cricket Club has written to Council expressing concerns related to the process and progress of the Camden Oval upgrade project. The Administration has provided information to the Club and undertakes to provide relevant updates to the Club of the progress of the project to assist the Club in its planning for the 2018/19 season.

Attachments

1. Letter from Glenelg District Cricket Club



Glenelg District Cricket Club

established 1907

Gliderol Stadium, Brighton Rd, Glenelg East - PO Box 271 - (08)82951160 - www.gdcc.net.au

Tuesday 23rd January 2018

To: The President of the WTCC Community Facilities General Committee

CC: Steve Watson, Senior Property Assets Advisor

Subject: Glenelg District Cricket Club & Camden Oval

Our Club would like to formally table to this committee our concerns for the timing of the upgrade of the oval's surface, which was supposed to have commenced during our cricket season of 2017/18.

In looking at past minutes of this committee, I do not see any reference to our Club, so this letter also serves to ensure your committee understand our involvement and use of Camden Oval.

The Glenelg District Cricket Club (GDCC) has hired the oval from the WTCC since 1969 and in that time we have re-laid the centre square block and installed the current watering system for the square in 2002, at our expense.

We recently spent \$750 on the square to maintain the standard of the pitches whilst knowing we would not be using the oval in 2017/18 season.

The ground is used for our 3rd and 4th teams who play in the South Australian Cricket Association's (SACA) Premier Cricket Competition.

This work was done by the SACA's curator Trent Kelly, and this is also the person who should be consulted should any changes be planned for the centre square and surrounding sprinkler system. His email address is: tkelly@saca.com.au

For matches at the oval we only need access to the existing besser block change rooms, which under your development plan I understand will remain in place. We do not train at Camden Oval, only play matches there on a Saturday and occasional Sunday.



MAJOR SPONSORS



A Grade Premierships 1930/31; 1947/48; 1951/52; 1953/54; 1973/74; 2012/13

One Day Premierships 1959/70; 1974/75; 1989/90; 1996/97; 2004/05; 2008/09; 2010/11; 2015/16

T20 Premiership 2014/15



Glenelg District Cricket Club

established 1907

Gliderol Stadium, Brighton Rd, Glenelg East - PO Box 271 - (08)82951160 - www.gdcc.net.au

Whilst it seems that we could have played the entire 2017/18 season at Camden, and not have been required to find a new ground, our main concern now is for the 2018/19 cricket season.

Forward planning for the next cricket season begins around June 2018 for both GDCC and SACA, so having surety of access to Camden oval becomes important around that time.

Can your committee ensure we will have access to the oval and change rooms in 2018/19, which commences around the 2nd week of October 2018?

Our President Mr. Bob Snewin and I are happy to attend one of your committee meetings if you need clarification on any point regarding our use of Camden Oval, if that would help the committee's understanding of GDCC's concerns.

Kind Regards,

Alan Scholz
Hon. Secretary,
Glenelg District Cricket Club
Email: alanscholz@bigpond.com
Phone: 0407 711 862



MAJOR SPONSORS



A Grade Premierships 1930/31; 1947/48; 1951/52; 1953/54; 1973/74; 2012/13

One Day Premierships 1969/70; 1974/75; 1989/90; 1996/97; 2004/05; 2008/09; 2010/11; 2015/16

T20 Premiership 2014/15

8.4 Lockleys Oval Update

Brief

This report provides Committee Members with updated information in regard to the Lockleys Oval component of the Masterplan for Lockleys Oval, Apex Park and Mellor Park.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 28 November 2017 the Committee was advised that:

- The Administration had met with its consultant architects following the Committee meeting of 28 September 2017 and identified and discussed the issues that had been raised during the lessee/licensee stakeholder meeting;
- Development of detailed design for tender documentation acknowledging these issues is continuing to progress;
- The Administration expects the documentation to be finalised during December which will enable the project to be tendered early in the new calendar year; and
- A request had been received from the Lockleys Football Club seeking approval for two of the new tennis courts to be dual purpose (netball) courts.

Following consideration of the report the Committee recommended to Council that:

1. *The report be noted.*
2. *The Lockleys Football Club be advised that Council provides its in principle support to the request that one or two of the new courts proposed to be constructed at Lockleys Oval be dual purpose (tennis and netball) courts and requests that the Administration seek input from the Mellor Park Tennis Club (MPTC) in regard to this proposal. A further report be provided to the Committee following receipt of the MPTC's comments.*

Discussion

Dual purpose tennis/netball courts

The Mellor Park Tennis Club (MPTC) was contacted following the request received from the Lockleys Football Club that consideration be given to conversion of two of the proposed tennis courts to dual use tennis/netball courts. The response from MPTC is attached (**Attachment 1**) which advises that MPTC requires the use of all six courts all year round.

Updated shared use building plans

Subsequent to the previous meeting of the Committee, the Administration advised Committee members (via email dated 28 February 2018) that Council's consultants had continued to progress development of the plans for the upgraded shared clubroom building and that the plans had, wherever possible, taken account of the desires expressed by the stakeholders and Elected Members within and/or subsequent to the stakeholder meeting which have 'value added' to the project and further refined the initial plans that were developed. The principal/main changes included:

- Modifications to the balcony on the eastern side of the building to extend this feature (and thus allow additional and enhanced elevated viewing); and
- Relocation of the meeting room to the western side of the building (to provide the additional balcony space).

Further, the external appearance of the building has changed to reflect the amendments made to the design and been "softened" by introducing curved elements on the previous hard corners to the building. A copy of the upgraded plans were provided to Members for their information, together with advice that the updated plans were also to be forwarded to the stakeholder clubs.

Copies of the plans are attached for the benefit of Members (**Attachments 2-5**).

Whilst the plans were provided to the stakeholder clubs primarily for informational purposes, their provision did elicit some further comment or questions from some of the clubs. Email responses were received from representatives of the baseball, football and tennis clubs. Although their responses are attached (**Attachments 6-8**), the following table summarises the queries raised or additional clarification sought.

Club comment/concern	Administration Comment
<i>Lockleys Football</i>	
Relocate/swap umpires rooms and canteens - canteens should be orientated to respective sporting areas	Whilst the southern canteen is not specifically oriented to face the soccer pitch it is adjacent to the soccer hub and close to the soccer pitch. The umpire/referee rooms have been isolated from the players' change rooms.
<i>Mellor Park Tennis Club</i>	
Desire that tennis shelter near courts be secure and power and water be connected	This has not been specified but may be considered outside of the tender process, subject to funding.
Desire small spectator shelters for every second court	This is to be dealt with outside of the main tender process.
Desire fencing to be engineered to accommodate shade cloth	Court fencing has been specified in a Tender Addendum to safely accommodate fixing of shade cloth to it.
Query re provision of court lighting	Court lighting has been specified in a Tender Addendum to meet local competition requirements.
Request for a hitting wall	This has not been specified but may be considered outside of the procurement process, subject to budget funding.
<i>West Torrens Baseball Club</i>	
Concern re construction timing (impact that this will have on club revenues)	Whilst this is a valid concern there are a number of strategies that may be implemented to (at least partially) address it e.g. retention of the football clubroom building for use of the baseball club during its season, use of temporary accommodation (site huts) or similar etc. (also refer comments below).
Concern with sharing of impacts (some clubs more/less disadvantaged during project works)	Until such time as the tender documents have been received and project timelines confirmed, it is difficult to quantify the extent of these. Whilst the project works will not specifically impact use of the playing fields, there may be some impacts resulting from adjacent building/demolition activity.

Requirement for backstop	This has not escaped the attention of the Administration and is to be dealt with outside of the main tender process. (An 8m high backstop has been specified for the Weigall Oval project.)
Concerns re proximity of playground to playing field (foul balls)	It is anticipated that the backstop and playground design will address these concerns.
Requirement for batting tunnels	This is to be dealt with outside of the main tender process.

Procurement Progress

The request for tender was placed on the SA Tenders webpage on Friday 2 March 2018 and, at the time of preparation of this report, the original tender close date on 27 March 2018 has been changed to 10 April 2018. This change is due to a number of requests for extension of time from prospective tenderers and addendums to the tender documentation.

Conclusion

Council's consultants amended and progressed development of the plans for the Lockleys Oval shared clubroom building upgrade and other associated works to tender stage following the lessee/licensee stakeholder meeting and previous meeting of this Committee. The tender documents were released on 2 March 2018 with tender closure expected to be 10 April 2018.

Attachments

1. Email to and response from Mellor Park Tennis Club (re dual purpose courts)
2. Lockleys Oval Building (southern perspective)
3. Lockleys Oval Site Plan
4. Lockleys Oval Building 3D views
5. Lockleys Oval Building - Floor Plans
6. Response from Lockleys Football Club (re clubroom building)
7. Response from Mellor Park Tennis Club (re clubroom building and overall plan)
8. Response from West Torrens Baseball Club (re clubroom building and overall plan)

From: Andrew Fullgrabe
Sent: Wednesday, 13 December 2017 12:49 PM
To: Steve Watson
Cc: christopher brock

Subject: RE: Lockleys Oval

Hi Steve,

As the Mellor Park Tennis Club will be utilizing all six courts all year round both during the week and weekend we require that all six courts remain dedicated for Tennis use only. As it is six tennis courts won't be enough to meet our demand so hopefully the council can construct two additional courts elsewhere within the Lockleys Oval precinct for dual purpose (tennis and netball) use and allow MPTC to use these courts when capacity is reached on our six club courts.

Cheers,
Drew Fullgrabe

Ph.
Secretary - Mellor Park Tennis Club
www.mellorparktennisclub.com.au
contact@mellorparktennisclub.com.au

From: Steve Watson
Sent: Wednesday, 13 December 2017 12:03 PM
To: 'contact@mellorparktennisclub.com.au' <contact@mellorparktennisclub.com.au>; Andrew Fullgrabe
Cc: Dean Ottanelli
Subject: Lockleys Oval

Good afternoon Club/Andrew,

I am emailing to advise that an update report was considered by the Community Facilities Committee of Council at its meeting of 28 November 2017 dealing with the Lockleys Oval project. One of the items that was raised within this report, and which requires the input/comment of the Mellor Park Tennis Club, is a request that one or two of the proposed bank of 6 competition tennis courts be made dual use for netball (per the attachment - for mid-week training).

As is indicated within the report "*If the tennis club is in agreement this matter can be handled through the design documentation and leasing/licensing process.*"

FYI [here is a link](#) to the agenda document (the report starts on page 11 of the Agenda) and the minutes can be found [here](#) (p5 = Lockleys Oval).

(NB: The recommendations of the Community Facilities Committee were endorsed by the Council at its meeting last night (12 December 17)).

As indicated, can you please let me know the club's thoughts prior to early March 18 so that these may be presented to/incorporated within an update report to the next meeting of the Committee (27 March 18).

In the meantime I take this opportunity to wish you and the Club a Merry Xmas and Happy New Year.

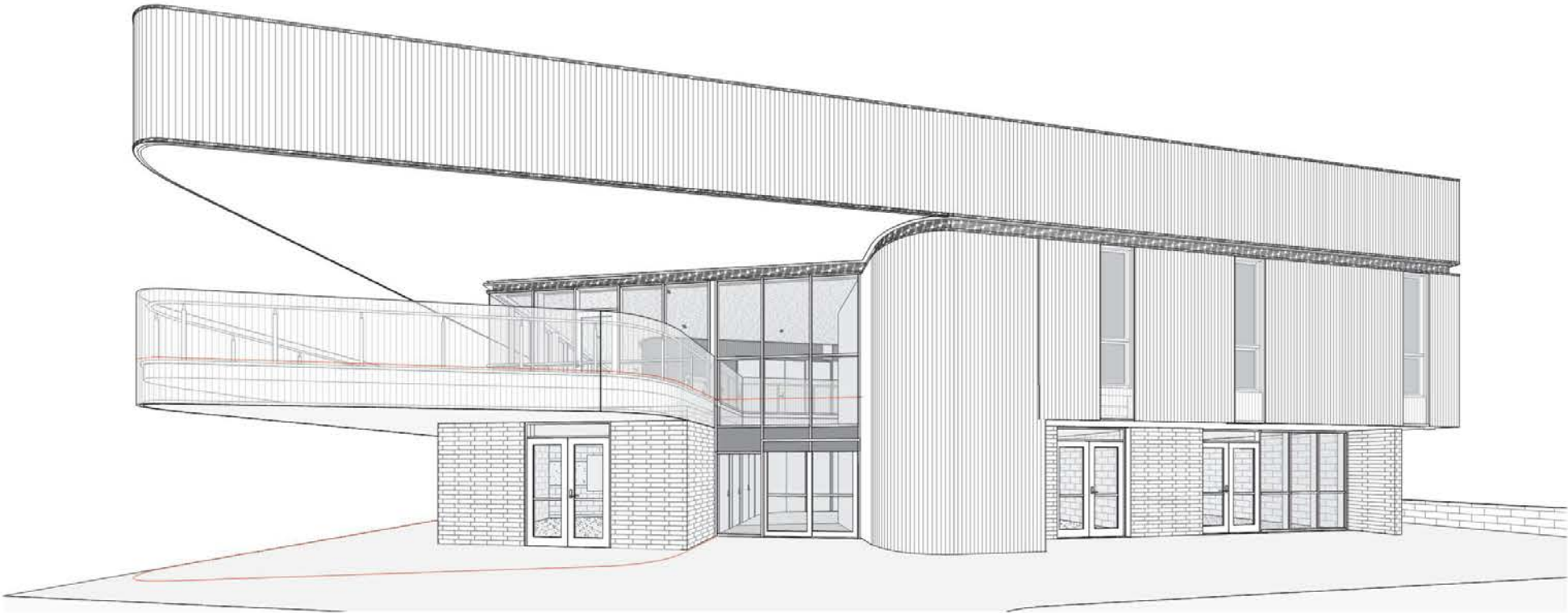
Regards,

Steve Watson
Senior Property Assets Advisor
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

LOCKLEY'S OVAL REDEVELOPMENT

CITY OF WEST TORRENS

DRAWING LIST WD	
Sheet Number	Sheet Name
WD000	TITLE SHEET
WD001	PROJECT LEGEND SHEET
WD008	SITE PLAN - OVERALL
WD009	SITE PLAN - BUILDING
WD010	SITE PLAN - TENNIS COURTS
WD011	DEVELOPMENT PLAN - OVERALL
WD012	DEVELOPMENT PLAN - BUILDING
WD013	DEVELOPMENT PLAN - TENNIS COURTS
WD018	GROUND & FIRST FLOOR PLAN
WD019	GROUND & FIRST FLOOR CEILING PLAN
WD016	ROOF PLAN
WD017	GROUND & FIRST CONCRETE PROFILE PLANS
WD020	EXTERNAL ELEVATIONS
WD030	SECTION
WD035	WALL SECTIONS - SHEET 1
WD036	SECTION DETAILS - SHEET 1
WD040	PLAN DETAILS - SHEET 1
WD041	PLAN DETAILS - SHEET 2
WD042	STAIR & LIFT DETAILS - SHEET 1
WD043	STAIR & LIFT DETAILS - SHEET 2
WD044	INTERNAL ELEVATIONS - SHEET 1
WD045	INTERNAL ELEVATIONS - SHEET 2
WD046	INTERNAL ELEVATIONS - SHEET 3
WD047	INTERNAL ELEVATIONS - SHEET 4
WD048	INTERNAL ELEVATIONS - SHEET 5
WD049	JOINTERY DETAILS - SHEET 1
WD050	JOINTERY DETAILS - SHEET 2
WD051	JOINTERY DETAILS - SHEET 3
WD052	JOINTERY DETAILS - SHEET 4
WD053	DOOR SCHEDULE - SHEET 1
WD054	WINDOW SCHEDULE - SHEET 1



ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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Level 19 22 Franklin St Adelaide SA 5000
Telephone 8 8372 4188
email info@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 018 514

contractors must verify all dimensions on the job
before commencing work or making shop drawings

rev	date	reason for issue	rev	date	reason for issue
A	18/02/2018	STREET ADDRESS			

LOCKLEYS OVAL REDEVELOPMENT
CITY OF WEST TORRENS
RUTLAND AVENUE, LOCKLEYS, SA

TITLE SHEET

PRELIMINARY

date: 19.02.2018
scale: @A1
drawn: TH
sheet no: WD000 revision: A
project no: 14-5103A

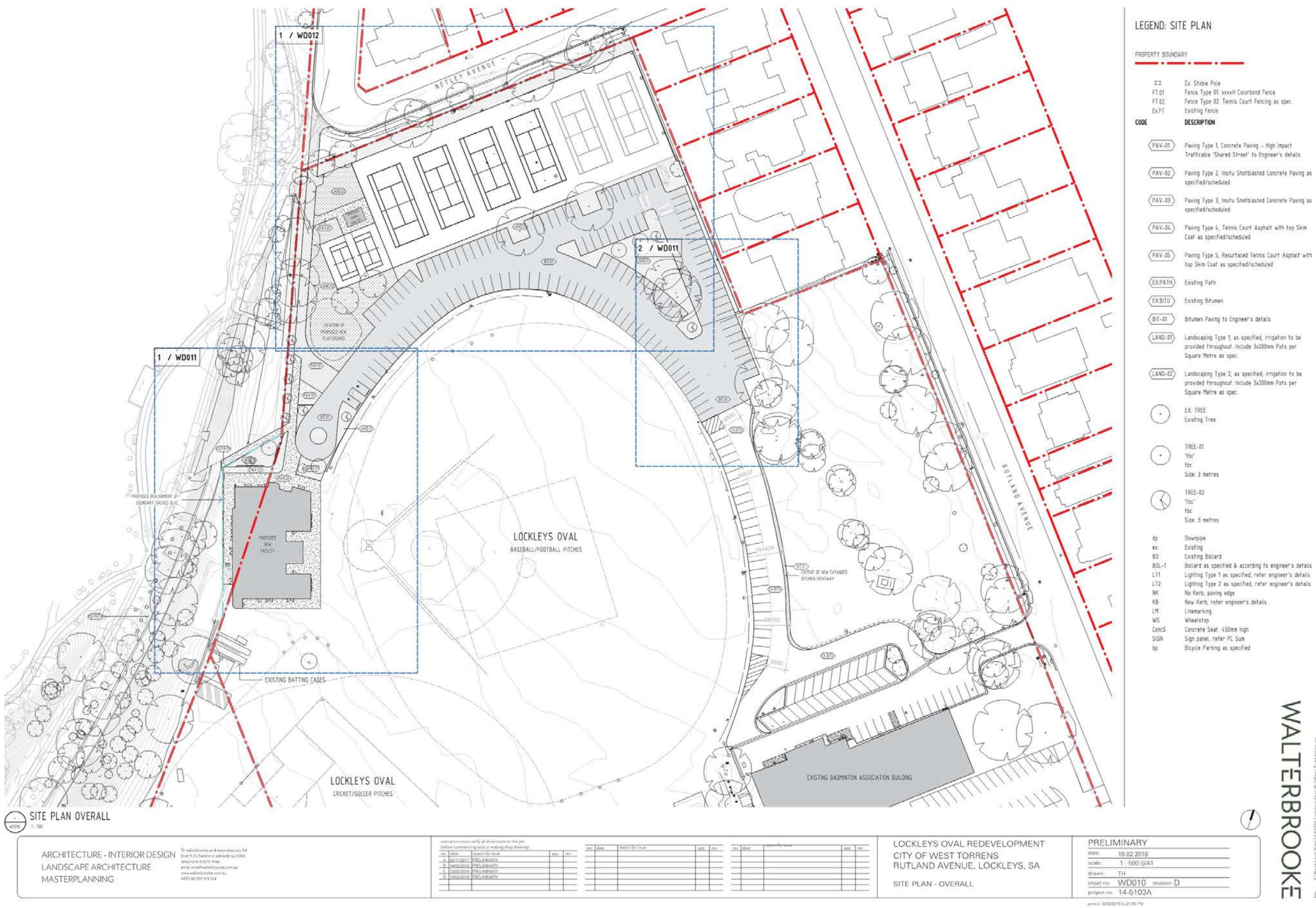
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WALTERBROOKE

File: C:\West Local Projects\14-5103A Lockley's Oval Redevelopment\Drawings\TitleSheet.dwg

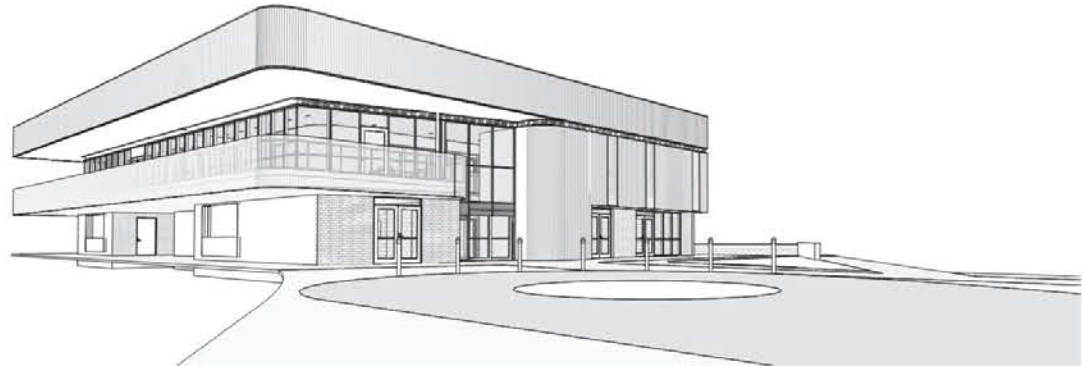
Page 16

27 March 2018

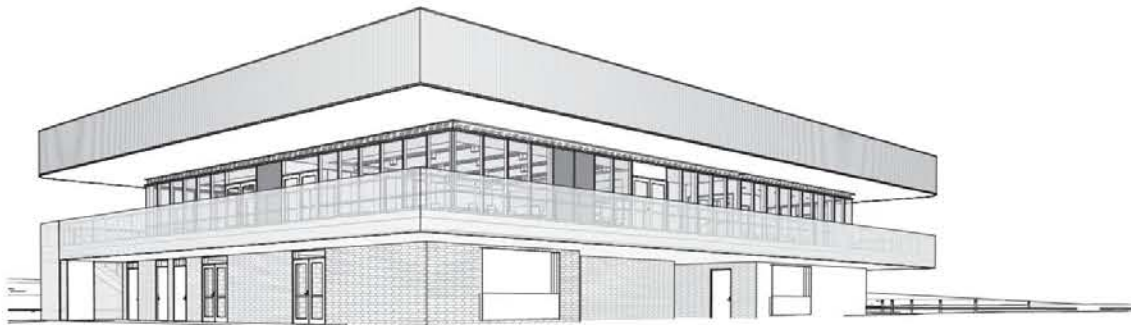




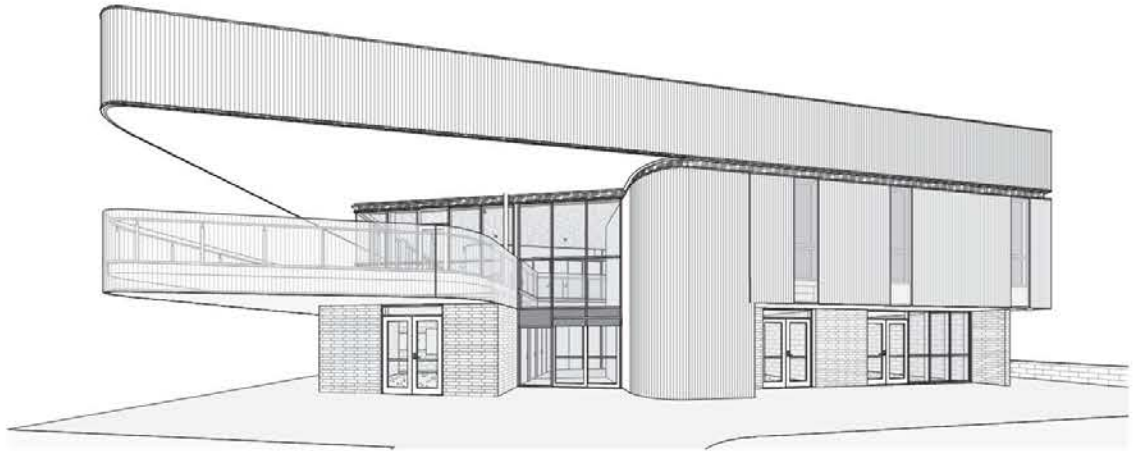
1 3D VIEW - LINEAR TRAIL VIEW



3 3D VIEW - CARPARK DROP-OFF



2 3D VIEW - SOUTH EASTERN PERSPECTIVE



4 3D VIEW - NORTHERN ENTRY PLAZA

ARCHITECTURE - INTERIOR DESIGN	Rev'd by	Reason for issue	App.
LANDSCAPE ARCHITECTURE	10	PRELIMINARY	
MASTERPLANNING			

LOCKLEYS OVAL REDEVELOPMENT		22.02.2018	drawing SK30
CITY OF WEST TORRENS		3D VIEWS	revision: A
		@A1	job: 14-5103A
		plot:	22/02/2018 5:31:44 PM

WALTERBROOKE

File: C:\Box Lock Files\145103A Lockleys Oval Building_Traffic.ppt



From: Ian Gifford
Sent: Tuesday, 6 March 2018 7:54 PM
To: Dean Ottanelli

Subject: RE: Lockleys Oval - Clubroom Building Plans (Update)

Hi Dean,

The plans truly are impressive and I thank the council and architects for addressing the majority of the concerns raised by those clubs present on the night but I'm deeply disappointed that one of our major concerns about having both canteens facing the main oval has not been addressed.

At the meeting we pointed out that the two canteens should face the oval/pitch that they are catering for otherwise people may go to which ever canteen is least busy, not the one that is providing for their club/sport. As such we suggested that the umpires rooms be moved to be closer to both ovals and the canteen relocated to where the umpires rooms are currently located. On Sundays when soccer is played, we will host anywhere up to 8 junior games and I'm sure that the umpires for those games would prefer not having to pass through the soccer crowd.

Regards,

Ian Gifford

President



From: Andrew Fullgrabe
Sent: Thursday, 1 March 2018 4:15 PM
To: Dean Ottanelli
Subject: Lockleys Oval - Clubroom Building Plans (Update)

Hi Dean.

Thank you for your email.

Do you have any further detail on the tennis shelter, we had been advised in the past that this would be a secured building with power and water but looking at your final plans there is no detail on what the structure is? This is a very important issue for the club as we will need this structure to act as a mini clubhouse due to the main clubhouse being too far away from the courts.

Also the club had asked for small spectator shelters for every second court, a hitting wall, fences engineered to allow shade cloth to be erected to reduce the glare from parked and passing cars and court lighting but I don't see any detail on the plans to suggest this is happening?



Cheers,
Drew Fullgrabe

Secretary - Mellor Park Tennis Club
www.mellorparktennisclub.com.au
contact@mellorparktennisclub.com.au

From: Mark McGarry
Sent: Friday, 9 March 2018 1:51 PM
To: Dean Ottanelli

Subject: RE: Lockleys Oval - Clubroom Building Plans (Update)

Hi Dean,

Thank you for the update. I concur that the new design is a significant step forward from the original ideas, and I applaud the changes made as a result of the consultation process.

As a club, our concerns are not with the building itself, albeit that it is a significant change to what we already have – and that the changes are likely to provide far greater amenity. Rather, we are concerned at the timing of the construction – given that we will lose our building as a result. The impact on the limited income streams on which we rely to break even each season are likely to be severely restricted should the construction time continue into the period during which we realise these sums. In terms of venues – we can of course play our home games, if necessary, at West Beach – but all revenues collected there go to Diamond Sports Inc. I would imagine that the West Beach Soccer Club will be entertaining similar concerns.

The other issue we have is that I'm still not convinced that we (as a collective group) understand the necessity for a full backstop – so as to keep the ball in play – as per the requirements in baseball, and to protect the new building from flying baseballs, given the likely proximity of the new building's glass to the home plate. We are also concerned that a play ground is still being considered for the area currently used as horse corrals. This is likely to be in a very unsafe space for children unaware of flying projectiles in the form of foul balls.

And Finally, no where in any of these discussions has it been noted that we are actually losing a critical part of our facility, with no mention yet of its replacement. I refer to the batting tunnels to the west of the current building, that will be demolished as part of the build.

I am confident (or at least hoping) that these concerns can be addressed, and that the construction phase takes into account the baseball club needs. It does seem ironic that the Football Club – who in fact precipitated this whole thing will be the great beneficiaries – as they lose nothing of their facility until the new building is ready – effectively depriving them of nothing. This given their low profile in the sport and our major position in the baseball League is confusing.

Nevertheless, I wish to commend the design and initiative – and I look forward to working with you to resolve these concerns in a timely and considered manner.

Yours in Sport

Mark McGarry
President
West Torrens Baseball Club
Netley Avenue, Lockleys, 5032
PO Box 111 Brooklyn Park, SA 5032
admin@westtorrensbaseball.com.au



From: Dean Ottanelli
Sent: Thursday, 1 March 2018 3:56 PM
To: Dean Ottanelli
Cc: Steve Watson
Subject: Lockleys Oval - Clubroom Building Plans (Update)

Dear All

Following the lessee/licensee stakeholder meeting in September last year, and the subsequent report considered by the Community Facilities Committee (CFC) at its meeting of 28 November 2017, amended plans for the new shared clubroom facility at Lockleys Oval have been progressing and a final set of plans has now been developed. These plans are attached for your information.

We believe that the final design is impressive, unique and no doubt will be a 'jewel in the crown' for both the user clubs and also the City of West Torrens once it is built.

You will note that these plans have, wherever possible, taken account of the desires expressed by the stakeholders within and/or subsequent to the meetings which we believe have certainly 'value added' to the project and further refined the initial plans that were developed.

The main changes include:

- Modifications to the balcony on the eastern side of the building to extend this feature (and thus allow additional and enhanced elevated viewing);
- Relocation of the meeting room to the western side of the building (to provide the additional balcony space)

Further, the external appearance of the building has changed to reflect the amendments made to the design and been "softened" by introducing curved elements on the previous hard corners to the building.

Council Administration will provide an update report to the next meeting of the Community Facilities Committee on Tuesday 27 March.

It is anticipated that the project will be released to a public tender in the coming days, following which construction costs and timing can be confirmed. Prior to this occurring we wished to provide selected plans to you for your information and for the information of your members.

In closing we wish to thank you for sincerely your participation, input and cooperation throughout the process to date and look forward to your ongoing support and participation in the coming months as this project comes to fruition.

Thank you,

Dean Ottanelli
Manager City Property
City of West Torrens

8.5 Apex Park and Mellor Park Masterplan and Facilities - Update

Brief

This report updates Committee Members regarding recent matters relating to the Apex Park and Mellor Park Masterplan developments.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 28 November 2017 the Committee was advised that:

- Preliminary works to replace stormwater drainage (box culverts), which extend from Burbridge Road along the entrance roadway to Apex Park and the wetlands, commenced in late 2017;
- Residents living in close proximity of Apex Park were advised of early works commencing and the nature and timing of works associated with the Apex Park Masterplan;
- Tender evaluation for the Apex Park upgrade works was continuing due to project complexity and the received tender submissions being greater than the allocated budget. The Administration was continuing to review and meet with short-listed tenderers to discuss opportunities to reduce costs.
- Development Approval has not been received as yet. Two submissions were received from residents following Category 3 notification of the proposed Apex Park Masterplan development and, following discussions with the Administration, both submissions were withdrawn.
- Early in 2018, the Administration will seek consultants to progress the concept plans to detailed design status for the Mellor Park component of the overall project in order to meet grant funding timelines.

Discussion

Apex Park

The advance works to the greater upgrade of Apex Park Reserve have been completed. Replacement stormwater culvert from Burbridge Road (including a section along Burbridge Road) to the wetland have been constructed in what proved to be a complex process. The site was closed for the early works and will now remain closed until the greater upgrade is complete.

The review of tender submissions for Stage 1 works is now complete and, subject to receiving Development Approval, a contract with the successful tenderer will be awarded. Once awarded, the project timeframe will be updated and provided to the Committee at its next meeting.

The assessing officer is currently undertaking the assessment of the development application and, at the time of writing this report, approval had not been granted. Two submissions were received from residents following the Category 3 notification of the proposed Apex Park Masterplan development. The Administration met with the residents to discuss their concerns and offered to amend the proposal (principally to retain the eastern-most mound and reduce the extent of car parking along the Burbridge Road frontage). Following the discussions, the residents agreed to withdraw their Statements of Representation. The Representations were withdrawn late in 2017 and the development application is currently being considered under delegation.

Mellor Park

In order to meet Commonwealth Grant Funding requirements, detailed design and project costs must be provided to the Government in July 2018 for all aspects of the project which includes Apex Park, Lockleys Oval and Mellor Park.

The Administration has sought a fee offer from Masterplan consultants Walter Brooke to take the concept plans for Mellor Park to detailed design. It should be noted that Council previously undertook a competitive tender process to select a preferred consultant to provide architectural services to deliver the masterplan for all three sites, and detailed design of the Apex Park and Lockleys Oval components. The Administration believes there will be cost and time savings for Walter Brooke to undertake detailed design as they have significant background and understanding of the project. Walter Brooke's project fee offer will be reviewed by the Administration and benchmarked against industry guidelines and the project budget prior to award.

Preservation of Windsor Theatre Movie Posters

The Administration has continued to investigate the feasibility of preserving the movie posters located within the former Windsor Theatre (Lockleys Theatre). To date, the Administration has arranged for representatives from the West Torrens Historical Society to view and photograph the posters for historical record.

In addition, the Administration has sought advice from a preservation agency and has been advised that any involvement from them in regard to this matter would be subject to their formal engagement and significant fees to inspect and prepare an options paper. Given this information, the Administration is currently investigating other options for preservation or documentation and will report back to the Committee at a future meeting.

Conclusion

Council Administration continues to progress matters relating to the Apex Park and Mellor Park masterplan and facilities upgrades.

Early drainage works have been completed at Apex Park and the site will now remain closed until the greater masterplan upgrade is completed.

Tenders for the Apex Park project have been evaluated and, subject to receiving Development Approval, it is expected to be awarded shortly.

The Administration will continue with the engagement of Walter Brooke Architects to undertake the detailed design for the Mellor Park component of this project.

Further information regarding the preservation of the movie posters located in the former Windsor Theatre will be brought back to a future Committee meeting.

Attachments

Nil

8.6 Weigall Oval Masterplan and Facilities - Update

Brief

This report provides Committee Members with an update in regard to the Weigall Oval project.

RECOMMENDATION

The Committee recommends to Council that:

1. The concept plans for stage 2 and 3 developed by JPE Design Consultants which are attached to this report be endorsed.
2. Further consultation with the Clubs occur with the intent of final plans being agreed, which will allow the Stage 2 and 3 works to proceed to detailed design documentation.
3. A further report will be provided to the Committee upon completion of the detailed design documentation.

Introduction

At its meeting of 27 November 2017 the Committee was advised that

- Tenders for the Stage 1 works had been evaluated and LCS Landscapes had been appointed as the successful tenderer;
- Site works were expected to commence in late 2017/early 2018;
- JPE Design Studio's (architects) fee offer for detailed design and documentation of Stage 2 and 3 of the Plan was accepted and work has commenced on designing the remaining work for the site; and
- A start-up meeting was held on 21 November 2017 attended by baseball and soccer club representatives. JPE and Administration to begin discussions on Stage 2 and 3 of the Plan.

Discussion

The Stage 1 works

The works completed to date include:

- Preparatory site and landscaping works to the western portion of the site, including the creation of the new path networks;
- Demolition of the former improvements/infrastructure on the western side of the complex i.e. trainer's horse shelter, trainer's/baseball shed, baseball batting cage(s) and storage building, former tennis clubroom building, entry roadway and western tennis courts. (The hardstand of the eastern courts has been retained and is principally being used for the contractor's site compound.)
- Installation/construction of a replacement baseball batting cage (which can be used to provide access to the complex whilst not being used for baseball training) on the eastern side of the remaining (former) tennis courts;
- Installation/construction of a new horse shelter immediately west of the former tennis courts (with site access for horse floats etc. available from Urrbrae Terrace);
- This stage of works is now expected to be completed by late June 2018.

Selection of appropriate specimens and species for the perimeter plantings for this stage is also progressing.

The Stage 2 and Stage 3 works

As indicated above, an initial meeting/workshop was held in late November 2017 which was attended by representatives from:

- The Administration
- The soccer and baseball clubs; and
- Council's consultants (JPE)

The primary purpose of this meeting was to discuss and canvass options for the new clubroom building to enable some high level concepts to be developed and presented to this Committee. Whilst the endorsed Masterplan document for Weigall Oval provides an indication as to the future use of the complex, it is relatively silent in regard to the clubroom building, other than:

- identifying an approximate location for the building (central to the playing fields rather than toward the southern end of the complex); and
- suggesting that the building have an area of approximately 500m² spread over two levels (ground and first floor).

Following discussion at the meeting there was general consensus that a concept plan be developed which:

- provided viewing to both senior (baseball and soccer) playing fields;
- could be constructed on a single level (to minimise costs associated with e.g. provision and maintenance of a lift);
- may be built on an elevated surface/mound (to further enhance viewing of/over the sporting fields); and
- provided unisex/female friendly change room facilities.

Council's consultants have now provided a "first take" high level document which demonstrates and identifies the process which has resulted in the production of concept plans which are attached for the consideration of the Committee. To assist this process a spatial arrangement plan was initially developed to demonstrate the relationships between the usage areas, size requirements (based on expected attendances and usage) and also to clarify the Clubs' desires (**Attachments 1-6**).

As is indicated within the plans, the proposed clubroom building is:

- Single level and on an elevated "platform" (mound);
- Designed in such a fashion as to blend into the landscape;
- "Arrow" shaped - to provide greater visibility/viewing opportunities for both Clubs, their spectators and visitors, and throughout the complex; and
- Now proposed to be approximately 700m² in area (to accommodate two sets of female friendly change rooms at each end of the building).

Prior to these plans being presented to the stakeholder Clubs, the Administration wishes to seek the input of, and any comments from, Committee/Council. On the proviso that there is endorsement of these plans by the Committee, the Administration will organise a further workshop with Club representatives and the consultants to further progress and develop the detailed design documentation. The updated concept plans will also be placed on Council's Hubs/Facilities Projects webpage for the Community's information.

It is the intention of the Administration that Council will be in a position to commence the procurement process in mid-2018.

As previously resolved by the Council, and as embodied within their licence agreement, the ongoing tenure and use of Weigall Oval by the Weigall Oval Trainers' Association (WOTA) is contingent and dependent upon the progress of the project (Stage 2) works. Whilst the Administration has endeavoured to prolong the use of the facility by the WOTA it is likely that the progression of stage 2 works will result in the need for the WOTA to depart the premises within the next 12 months. Timely advice will be provided to the WOTA in this regard.

Conclusion

Project works are continuing to progress essentially as planned. These works are expected to be completed in late June 2018. Council's consultants have developed concept plans for the building and the remainder of the site which may now be considered by the Committee and the stakeholder user groups.

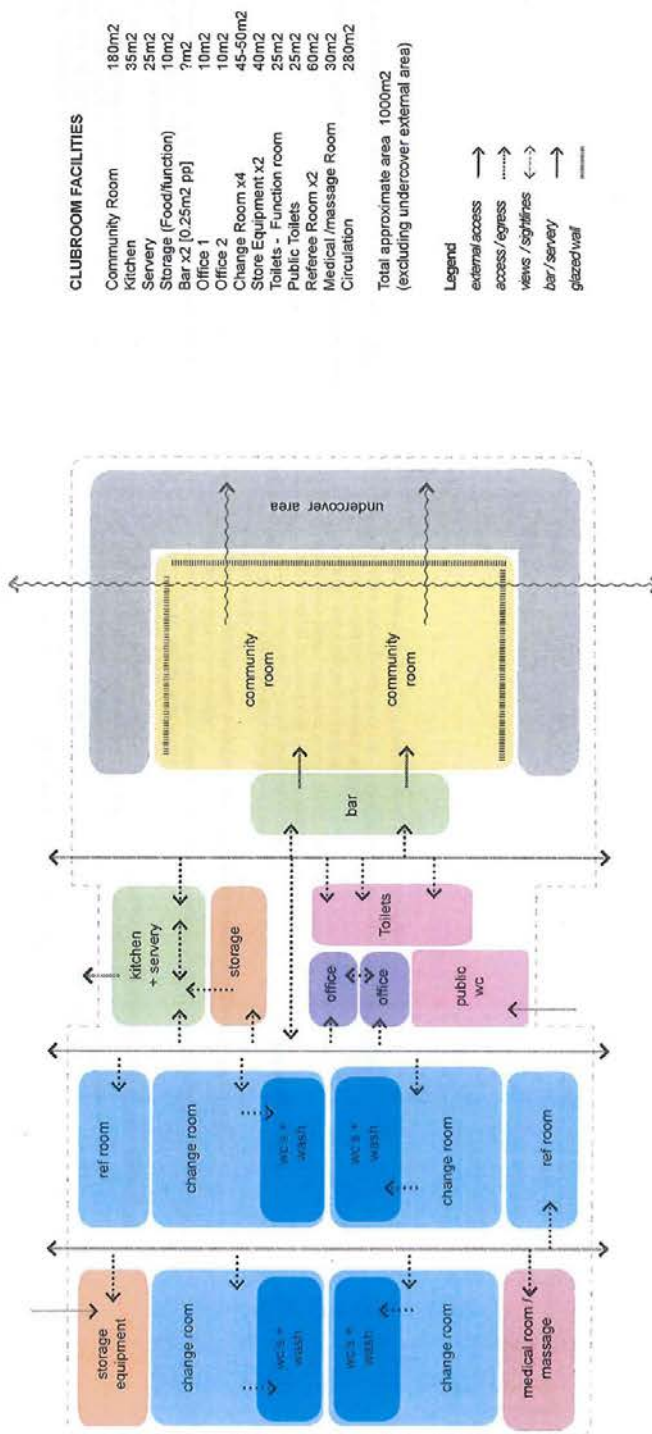
Attachments

1. **Spatial Arrangement plan**
2. **Site Plan**
3. **Proposed Clubroom Building - west perspective**
4. **Proposed Clubroom Building - eastern perspective**
5. **Proposed Clubroom Building - aerial north-western perspective**
6. **Proposed Clubroom Building - floor plan**

08717-WEIGALL OVAL STAGE 2+3-Sports Clubrooms + Facilities-Concept Design Report

Spatial Arrangement

A spatial arrangement plan was developed based on best practice, budget and space. This was used to better understand the flow and function of the building as well as opportunity for flexibility.







08717-WEIGALL OVAL STAGE 2+3-Sports Clubrooms + Facilities-Concept Design Report

5.0 Model Views & Perspectives

Perspective 01 - James Street looking West



21

087171-WEIGALL OVAL STAGE 2+3-Sports Clubrooms + Facilities-Concept Design Report

Perspective 04 - Community Park looking South East



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08717-WEIGALL OVAL STAGE 2+3-Sports Clubrooms + Facilities-Concept Design Report

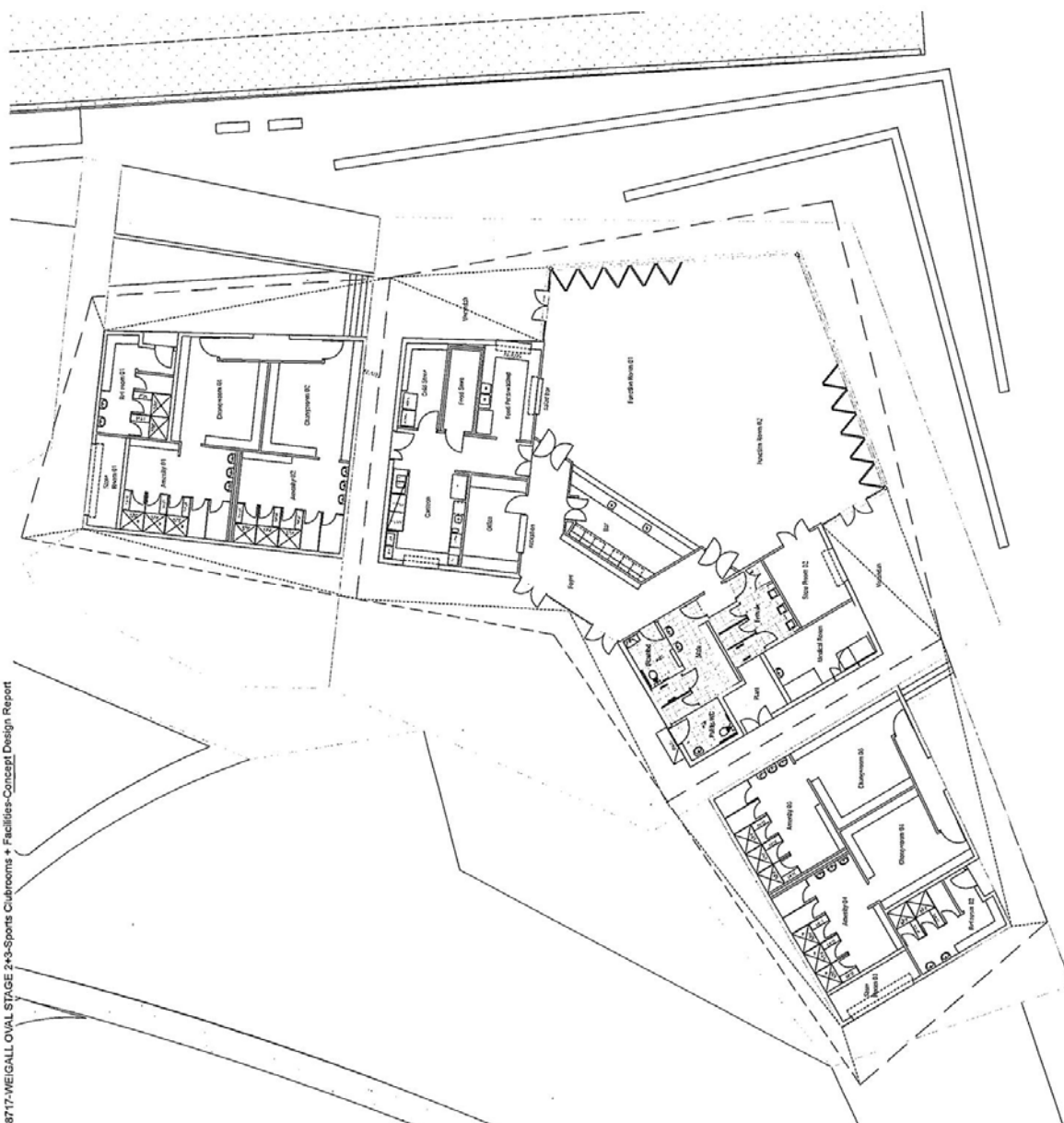
Perspective 04 - Aerial looking North West



24



08717-WEIGALL OVAL STAGE 2+3-Sports Clubrooms + Facilities-Concept Design Report



11 Floor Plan
Scale: 1:500

27

CLUBROOM FACILITIES	Rev B
Social Room x2	196m ²
Kitchen	28m ²
Servery	18m ²
Storage (Food/function)	16m ²
Bar x2 (0.25m ² pp)	20m ²
Office	25m ²
Change Room x4 (15m ² per room)	13m ²
Amenity x4 (25m ² per room)	88m ²
Store Equipment x2	100m ²
Public Toilets	50m ²
Referee Room x2	20m ²
Medical/massage Room	25m ² (per room)
Circulation	28m ²
Other	6m ²
	15m ²
	37m ²
	92m ²
Total approximate area (excluding verandah)	716m ²
Verandah	50m ² (per club)
Total approximate area	413m ²
	550m ² (single club)
	1129m ²

8.7 Weigall Oval - Request to Name Facility (Adelaide Cobras)

Brief

The Adelaide Cobras Football Club has written to Council seeking to rename Weigall Oval during/for the forthcoming soccer season.

RECOMMENDATION

The Committee recommends to Council that the Adelaide Cobras Football Club be advised that Council provides its consent for Weigall Oval to be known as Pro Paint and Panel Oval during the 2018/19 soccer season, from 3 March 2018 until 30 September 2018.

Introduction

The Adelaide Cobras have entered into a sponsorship arrangement with a local company and have written to Council seeking to rename the Weigall Oval venue for/during the soccer season (from 3 March 2018 until 30 September 2018) and to use that name in match programs (and/or similar), **Attachment 1**.

Discussion

There are similar arrangements that currently operate within the City of West Torrens, e.g. Aldi Arena (Thebarton Oval) and City Mazda Stadium (Richmond Oval). Whilst there are financial benefits that accrue to the relevant club that are associated/implicit with these types of agreements, the wider community generally continues to acknowledge the venue by its "formal" name.

Given that the name suggested for the facility (Pro Paint and Panel Oval) is unlikely to cause offence or embarrassment to the Council, other lessees or licensees of the facility, or the wider public, the Administration is supportive of such a request.

Nevertheless, the granting of approval for such a request should always properly vest in the Council. Further, should Council provide its consent to the Club's request, the approval should ordinarily be provided via a formal Deed of Variation to the Club's Lease. However, given the current status of the Weigall Oval Upgrade project, it is suggested that the consent, if it is to be provided, be provided in a less formal manner.

Conclusion

The Adelaide Cobras have written to Council seeking to "rename" Weigall Oval to Pro Paint and Panel Oval during the 2018/19 soccer season. As the proposed name is unlikely to offend or cause embarrassment, the request is supported by the Administration.

Attachments

1. Request from Adelaide Cobras to rename Weigall Oval

From: Simon Panayi | SA Spice;
Sent: 27/02/2018 12:04:15 PM
To: Steve Watson;
CC: Soteriou,
Subject: FW: Re-branding

Dear Steve Watson,

Further to ongoing conversations with respect to our not for profit club, Adelaide Cobras Football Club, I am pleased to advise that we have secured a Major Sponsor for 2018/2019.

Our Major Sponsor is Pro Paint and Panel who have invested in our Club so that we can continue to provide a Football Program to the local community.

As part of the branding approach for Pro Paint and Panel, we are now in a position to request that the Council tables the proposal at your next board meeting to re-brand Weigall Oval, through the FFSA Catalogue releases, to the Pro Paint and Panel Oval for the 2018/19 Season.

Could you please approve the approach.

Thank you for the support.

With best regards,

Simon Panayi
ACFC President

Kind Regards,

Simon Panayi
Director | SA SPICE
ph: +
www.gfresh.com.au



The next meal you make, make it Garden Fresh!

8.8 Peake Gardens Riverside Tennis Club - Request for New Long Term Lease

Brief

This report updates Committee Members in relation to the progress of the Masterplan and seeks approval from the Committee to proceed with the lease for the Peake Gardens Riverside Tennis Club.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted;
2. The Administration be authorised to enter into negotiations with the Peake Gardens Riverside Tennis Club for the grant of a long term lease (of 5+5+5+5 years); and
3. A further report be provided to the Committee at its meeting in June 2018 advising of the progress or outcome of the lease negotiations.

Introduction

The Community Facilities General Committee meeting of 27 November 2017 considered an update report dealing with the proposed upgrade of the clubroom facilities at the Peake Gardens Reserve. The report also indicated that the current (10+10 year) lease for the Peake Gardens Riverside Tennis Club expires in June 2018. Prior to the previous meeting of this Committee, the Club wrote to Council seeking the grant of a new long term lease (**Attachment 1**). The Administration indicated to the Committee that it intended to further consider this matter in concert with the plans for the upgrade of the clubroom building.

The Club has recently contacted (via email dated 7 March 2018) a number of Elected Members of the Council seeking that a new long term lease be granted (**Attachment 2**).

Discussion

Masterplan Update

As previously indicated, a consensus position had been reached between the Club and Council Administration for the "Option 2" alternative. Essentially this will result in the demolition of the easternmost building (which is currently used by club coaches and in very poor condition) and consolidation of all facilities into a single centralised clubroom building (whilst larger, ostensibly on the site of the exiting main clubroom building). Following the endorsement of the option by the Committee at its meeting of 27 November the consultants have been requested to provide detailed design drawings and a costing for these works has been sought. Based on the costing advice, a bid of \$1,400,000 has been presented in the 2018/19 budget deliberations to allow these upgrade works to proceed.

A copy of the Option 2 proposal from the Masterplan document produced by Council's consultants is attached for the benefit of Committee Members (**Attachment 3**).

Lease request

As indicated in the Club's email of 7 March 2018, the Administration met with and discussed the general rationale which operates in relation to lease or licence terms offered by the Council to entities seeking to lease or licence Council-owned premises. Succinctly, lease or licence terms of up to five years are generally offered unless the Club (itself or through funding it has sourced from State or Federal bodies) is, of its own volition, providing significant capital to the upgrade of the premises. In these circumstances lengthier lease terms will be considered. The underlying rationale for the grant of a longer lease term is to allow the lessee an opportunity to recoup the investment made.

In a similar vein, a longer lease or licence term could also be considered in circumstances where e.g. the lessee or licensee had gifted land or improvements to Council which were considered to be of value to the Council.

In all circumstances the grant of a longer lease term should be considered from a prospective, rather than retrospective, perspective, i.e. what the lessee or licensee is proposing to do, rather than what it has previously done.

Of recent times, and in recognition of proposed significant upgrades to its premises, the Torrensville Bowling Club has been granted a lease term of 21 years. (Proposed lease or licence terms in excess of five years are required to go to public consultation.)

The above information is consistent with that provided to all Elected Members in an email from the General Manager Urban Services dated 8 March 2018.

Following the discussion with the Administration the Club has provided additional information in support of its request for the grant of a long term lease (**Attachment 4**).

Of particular interest, the Club's email indicates that it proposed to undertake the following two projects within the forthcoming two years:

- upgrade of the tennis court floodlighting to LED (at a cost of approximately \$145,000); and
- resurfacing of all 14 courts at the complex, and draining works to courts 13 and 14 (at a cost of approximately \$112,000).

Whilst there have been no formal discussions between the Administration and the Club in regard to the grant of a new lease term at this time, pending the status of the clubroom building upgrade works, on the basis of the proposed Club works it is suggested that the Club be offered a lease term in excess of the "standard" five year period. The lease conditions may be structured in a similar fashion to those of the Torrensville Bowling Club, such that if the Club's proposed upgrade works did not occur within a specified time period (e.g. within the first five years of the lease term) the Club would be in breach of the lease and the lease could be terminated should Council determine that it wished to proceed in that manner.

If the Committee is in agreement with the suggestion of the grant of a long term lease to the Club, in accordance with the above requirement (which would link the requirement to carry out works with the lease term), the Administration will enter into negotiations with the Club on this basis. The Administration would further propose that a report be provided to the Committee's meeting in June 2018 advising of the outcome of these negotiations. (As indicated previously, the proposal to grant a lease term in excess of five years will require public consultation to be undertaken prior to the grant of lease.)

Conclusion

The Peake Gardens Riverside Tennis Club has written to Council seeking the grant of a long term (5+5+5+5) lease. It is suggested that this be considered on the basis that the Club undertakes identified works within the initial five year lease term. Should the Committee consent to this suggestion, the Administration will enter into formal negotiations with the Club and a further report will be provided to the Committee at its meeting of June 2018.

The Masterplan project for the facility is progressing. Council's consultants have been requested to progress detailed design drawings for the proposed upgrade and a budget bid of \$1,400,000 has been included in the 2018/19 budget deliberations.

Attachments

1. Letter requesting new long term lease
2. Peake Gardens Riverside Tennis Club - Email request for long term lease
3. Peake Gardens Riverside Tennis Club - new clubroom building - Option 2
4. Letter from Club - supporting information



ABN 29 331 535 239

C/402 Goodwood Rd,
Cumberland Park SA 5041

16th of November 2017

City of West Torrens Council,

We the Peake Gardens Riverside Tennis Club Committee are seeking a extension of our lease agreement which expires the 30th of June 2018 with the City of West Torrens for the Peake Garden Reserve.

The Peake Gardens Riverside Tennis Club Committee is seeking approval from the City of West Torrens to extend our lease from the 30th of June 2018 until 30th June 2038.

We are looking for 4 X 5 years lease agreement to give us time to implement the council master plan for the reserve and build a strong community run tennis club.

We require time to improve the facilities & work with the council for a stable environment and long term future for our club.

We look forward to hearing from you soon

Regards

PGRTC Committee.

www.pgrtc.net.au



From: Jeff & Julie Ramm

Date: 7 March 2018 at 7:09:43 pm ACDT

To: 'Cr John Woodward' <jwoodward@wtcc.sa.gov.au>, <amangos@wtcc.sa.gov.au>, <mfarnden@wtcc.sa.gov.au>, <stsiaparis@wtcc.sa.gov.au>, <jtrainer@wtcc.sa.gov.au>

Subject: FW: Subject to a 20 year Lease approval from council.....

To the Mayor & Councillors,

Steve Watson thank you for your visit this week and supplying us with some feed-back on why should the West Torrens Council give the Peake Gardens Riverside TC a twenty year lease at the Peake Gardens Reserve.

So the Peake Gardens Riverside TC Committee has attached our original letter to the council back on the 16th of November 2017 and what the club has done since our amalgamation of three clubs in 2007 and we have attached another file on our vision for the Peake Garden Reserve as for the past & the present.

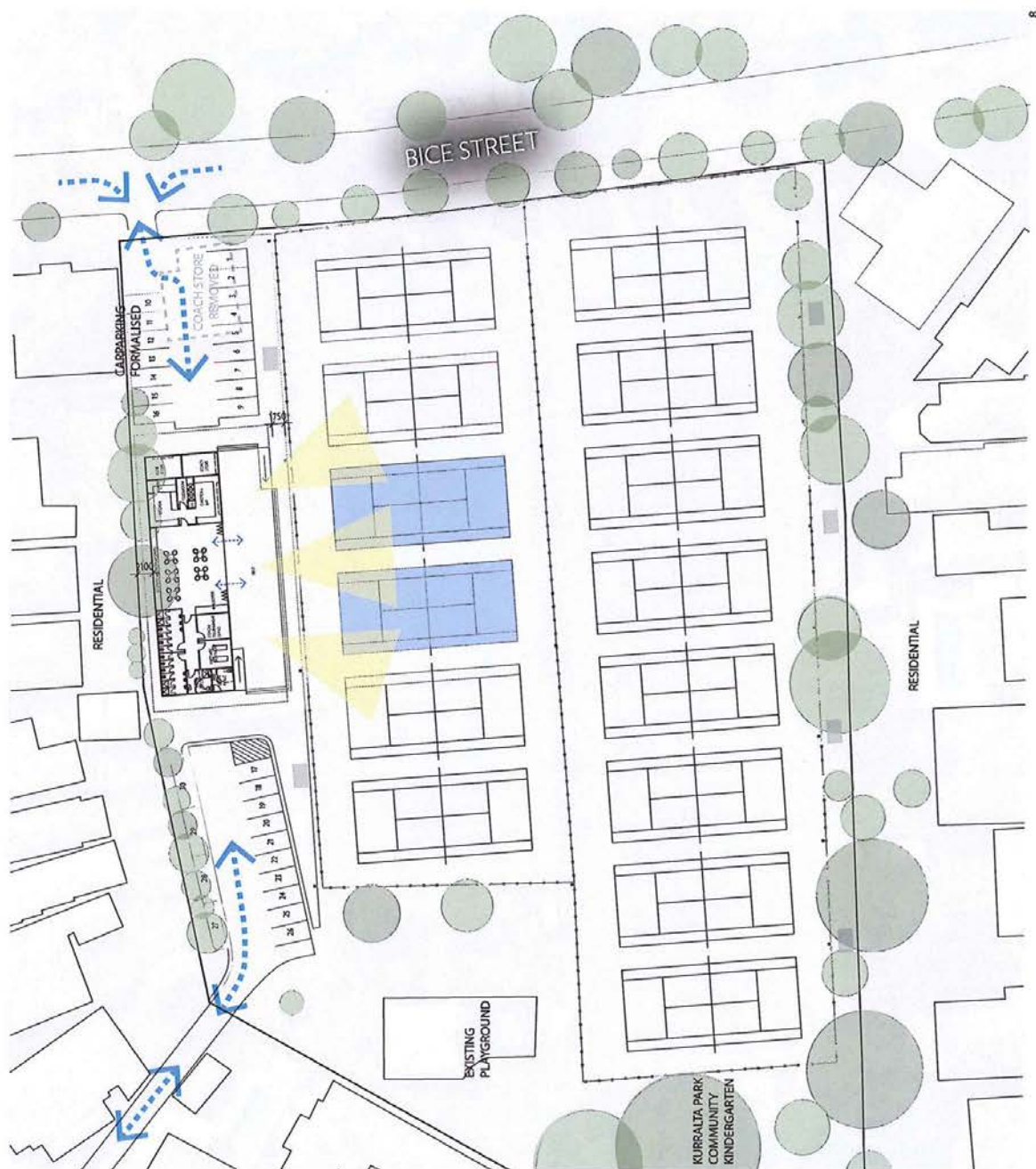
We have outline our short history and our plan to improve the facility over the next twenty years, with the support of the West Torrens Council & Tennis SA to complete the Master plan that was started when the council awarded Walter Brook 35k to draw up plans for a new club house on the reserve and remove the two 1940 buildings on site now.(Saving the Council money.)

So we the Peake Gardens Riverside TC Committee(Volunteers) are very committed to the long term future of the reserve and believe the council should give us a twenty year lease, so please take your time to read our submission and we look forward to hearing from you soon.

Regards

Peake Gardens Riverside TC Committee

www.pgrtc.net.au

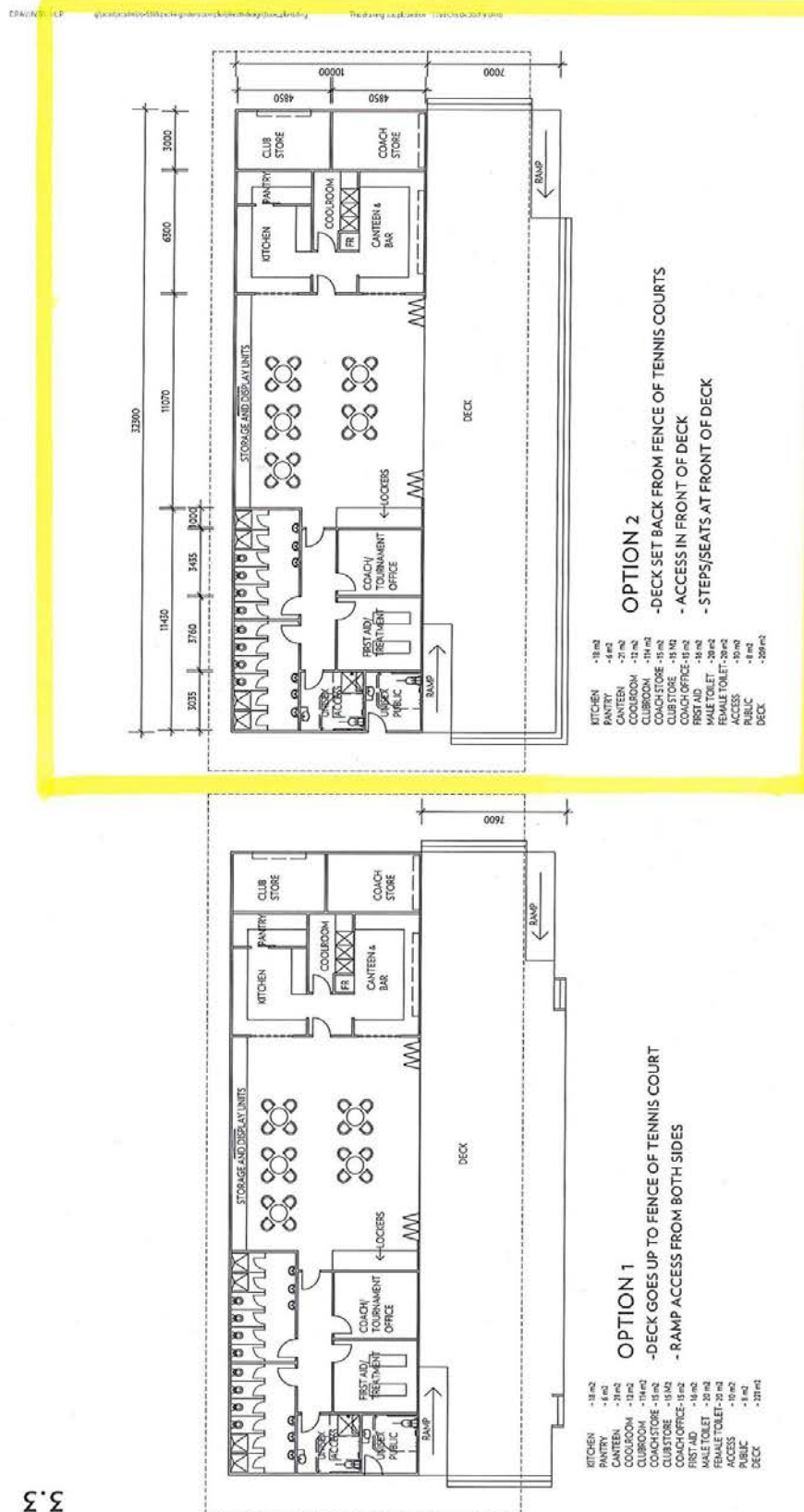


- SHOWCOURTS
- VIEWING
- ACCESS

OPTION 2

3.2

3.3



WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

PEAKE GARDENS TENNIS CENTRE
CITY OF WEST TORRENS

CLUBROOM PLANS
OCTOBER 2017
DRAWING
SECTION
PROJECT
1:1000



5.1



Peake Gardens Riverside Tennis Club was born in 2007 out of the amalgamation of the 3 tennis clubs using Peake Gardens Reserve: Peake Gardens, Riverside Tennis Club & West Adelaide TC. Council now only has to supply one lease.

The new Peake Gardens Riverside Tennis Club Building was completely refitted at a cost to the new club of over \$70,000 with new carpet & flooring, a new canteen with roller doors, a window out to the new pergola & timber deck doubling the size of the club house at no cost to the council. (2007)

Inside was completely painted, gyprocked & fitted-out with new furniture & a commercial fridge and the home base was created for all to use, in the first major upgrade to the building since it was built in the 1940's.

In 2008 Liquor Licence was granted to Peake Gardens Riverside TC after meetings with residents.

2010 saw a major up-grade of all 14 tennis courts being re-aligned and re-surfaced, plus new nets & post on every court and Halogen lights fitted to 10 courts with the West Torrens Council input: \$100k, plus Tennis Australia \$90k, Grant from the SA Office of Rec & Sport of \$90k and Peake RTC \$45K to complete the project. As we were short by \$15k the council loaned us this money and we paid it back over five years, as well as paying our lease fee every year.

From 2011 we have been hosting Junior Australian Ranking Points Tournaments for aged 10 to 17 years old and have been hosting three to four of these events every year with families travelling from all over Australia to play in them. Additionally we host the SASSSA & SAPSASA State Carnivals every year and hire eight courts every Saturday in the Summer Season to Immanuel Primary School.

From 2011 we have been running a Tuesday Night Social Competition for the community to play. This competition is now overflowing with 60 players every Tuesday, having to share one court per match. (Really could do with more courts with lights.)

In 2011 Peake Gardens Riverside TC appointed Marcus Wagstaff as Head Coach & Junior Coordinator, being joined in 2017 by Ben Milner from Millswood Tennis Complex. Ben is one of only 6 Tennis Australia Platinum level coaches in Australia, and in late 2017 Peake Gardens Reserve was awarded the best Platinum Coaching complex in the country. We now have a total of nine coaches on site, coaching over 100 players every week.

In 2016 we installed LED Lighting on 2 additional courts at a cost to the Peake Gardens Riverside TC of 33k and no cost to West Torrens Council, so as the lease holder we have improved the facility for the landlord.

The club has now almost tripled in size from our beginnings in 2007 to over 200 members, 60 social players every week, and over 100 players coached every week. Throughout all this expansion we have remain true to our charter as a community tennis club, with all courts being made available free of charge to the local community whenever scheduling allows.



The coaches are now stuck in the Old Riverside Tennis Club, with the ceiling falling in, asbestos in the building and this building would fail most building codes in Australia and the council is keen to remove this building as another saving to only have one building on the reserve. But as the main Peake Gardens building is so small we have no room for the coaches either!

So from 2007 to 2018 we have out grown our buildings facilities dated post-world war two buildings that would not pass too many building codes at this stage!! We have completed the Master plan with Walter Brook & Tennis SA plus the council during 2017, and now we would like to take the next step.

Council remove the two building and set us up in some sort of temporary building until our new club house is built and wearing the cost of this building as we do have to pay lease every year to be in this building.

Peake Gardens Riverside TC will work on the other two major projects at the complex to be completed in the next two years. LED Lighting for 12 courts which will cost 145k to be completed & the Re-surfacing of all 14 courts & fix the drainage problems on Courts 13 & 14 which because of this issue we cannot even use these 2 courts at all. Re-surfacing on current cost from Tennis Australia is 8k per court x 14 =112k

As part of the Master plan the council has up-graded the playground and done a great job, but once again there is no public toilet in this playground, saving the council 150k, because the Tennis club has outside toilets. Another saving for the council.

As you can see the Peake Gardens Committee is committed to the Peake Gardens Reserve. We are a vibrant club with stable, committed leadership, a rapidly growing membership and profile, and we are making full use of the facility while retaining its availability for community use. We are planning way past five years and believe the council should give us a 20 year lease of 4 blocks of 5 years, as we not concerned with going to public consultation as most of our members are our neighbours.

Photo attached of layout of buildings on page three.

Regards

Peake Gardens Riverside TC Committee

www.pgrtc.net.au





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8.9 War Memorial Honour Boards

Brief

This report provides an update to the Committee Members on War Memorial Honour Boards under Council's care and control.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At a previous meeting of the Community Facilities General Committee (the Committee), Cr McKay sought information regarding the number of War Memorial Honour Boards located in the district that are under the care and control of Council, as well as their dimensions and total surface area.

Discussion

War memorials are commemorative objects intended to remind us of the people who served in and died as a result of war and most are located within RSL facilities and/or are under the care and control of RSL sub-branches.

Within the City of West Torrens, a number of War Memorial Honour Boards exist in the former Thebarton Assembly Hall (the hall located between the former Thebarton Town Hall and the Thebarton Theatre, South Road, Torrensville). Due to their location, the Council is deemed responsible for their care and control.

There are a total of seven Roll of War Memorial Honour Boards located in the Assembly Hall commemorating local residents of the former Town of Thebarton who served in World War I and II. Further information on each of the boards can be found below:

Board No.:	War Reference:	Dimensions:	Approx. Surface Area:
1	Roll of Honour 1914-1918	2680mm (H) x 780mm (W)	2.09m ²
2	Roll of Honour 1914-1918	2680mm (H) x 780mm (W)	2.09m ²
3	Roll of Honour 1914-1918	2670mm (H) x 1270mm (W)	3.39m ²
4	Roll of Honour 1914-1918	4640mm (H) x 2735mm (W)	12.7m ²
5	Roll of Honour 1914-1918	4640mm (H) x 2735mm (W)	12.7m ²
6	Roll of Honour 1939-1945	2270mm (H) x 3050mm (W)	6.72m ²
7	Roll of Honour 1939-1945	2270mm (H) x 1980mm (W)	4.49m ²

The World War I Honour Boards have been photographed and are available to view as a digital record through the Library Online Catalogue as "Thebarton District World War I Roll of Honour Boards" (**Attachments 1 - 5**). The two World War II Honour Boards are currently being documented and will be available shortly through the library catalogue.

Conclusion

Cr McKay has previously sought information regarding the number, size and surface area of War Memorial Honour Boards located within the district that are under the care and control of Council.

Seven War Memorial Honour Boards are located in the Thebarton Assembly Hall (at the rear of the former Thebarton Town Hall) and are under the care and control of Council. They vary in size and provide the names of local Thebarton residents who served in World War I and II.

The War Memorial Honour Boards will be available for viewing as photographs on the Library online catalogue.

Attachments

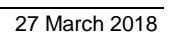
- 1. World War One Honour Roll 1**
- 2. World War One Honour Roll 2**
- 3. World War One Honour Roll 3**
- 4. World War One Honour Roll 4**
- 5. World War One Honour Roll 5**











8.10 Torrensville Bowling Club Update

Brief

This report provides Committee Members with an update in relation to the Torrensville Bowling Club project and associated matters.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 28 November 2017 the Committee was advised that:

- the Administration was working through some matters that the Club had raised with regard to the new long term lease;
- public consultation in regard to the proposed development had been undertaken and a number of parties had lodged submissions indicating that they wished to make representations to the Council Assessment Panel (principally in relation to the nature and extent of the proposed new/additional carpark); and
- the water feature/wetland project works were expected to commence in mid-January and conclude in May this year.

Discussion

Two significant events have occurred since the previous meeting of this Committee.

Development

Firstly, the Club's development was considered at Council's Assessment Panel (CAP) meeting of 16 January 2018 and, following the CAP's hearing of representation(s), and the Club's advice to the Panel that the number of carparks proposed were to be significantly reduced and the location of the carpark entry was to remain as is, approval for the project was granted (subject to the satisfaction of a number of conditions).

Lease Agreement

Secondly, the Administration continued to progress final negotiations and provide clarification in regard to the terms and conditions of the proposed ground lease of the facility and can now report that the lease was executed by the parties on 1 March 2018. In accordance with the terms of the lease agreement, this is the date of commencement of the 21 year lease term.

Whilst the lease identifies the lease area as inclusive of the site upon which the new synthetic green is to be constructed, the parties have agreed that (those portions of this area that are not currently impacted by the water feature works) this area will remain open and available for use by the public until such time as works on the new green commence.

Project Update

From a project status perspective the Club has advised that its tender for the new synthetic green and "dome" roof has closed and the tender evaluation and analysis is proceeding. At the time of preparation of the report the Club was expecting to go to a Special General Meeting of its members to seek approval/acceptance of the tender recommendation in late March.

The Club further advised that it expected the civil works component of the project to be tendered by the week ending 16 March 2018 and that this tender would remain open for three weeks. At this time it is expected that the project will commence in July or August this year. Related to this matter, the Club has been advised that it was successful in securing grant funding (of \$450,000) through the Office of Recreation and Sport's Sporting Surfaces Program. The funds from this grant will allow the Club to seek tenders for the civil components using the "traditional" compacted rubble method and an alternative (Katina Screwpile System). The Club is of the opinion that the alternate Katina method may result in cost savings for the Council contribution to the project.

Wetland Project

Works commenced in mid-January 2018 and are continuing to proceed. It is anticipated that the wetland will be completed in late May/early June 2018.

Remedial works

As previously advised to this Committee, given that the Club's original intent to construct a new clubroom building (adjacent to, and south of, the proposed covered synthetic surface) had to be deferred following an unsuccessful grant application, retention of the existing clubroom building as a clubroom facility (rather than as storage or similar) was likely to result in the need for Council to undertake necessary building repairs.

Independent engineering advice has been sought in relation to the roof and its structural elements and the air-conditioning plant (the principal areas of concern). The engineering advice has confirmed that there are existing deficiencies with the roof and air-conditioning plant. To address these matters the Administration has requested an engineering consultant to provide a project specification which will enable the procurement process to commence. Project funding of \$100,000 has been sought through the draft 2018/2019 budget process to address and remedy these deficiencies. Given the necessity to undertake this, the project has been scheduled to commence early in the new financial year subject to the necessary approvals.

Conclusion

The Torrensville Bowling Club has now received development approval which will allow its facility upgrade (construction of a new covered synthetic green at the rear of the site) to progress. The new long term (21 year) ground lease for the Club's use of a portion of the Thebarton Oval Complex has also been executed.

Attachments

Nil

8.11 Cummins House Update

Brief

This report advises Committee Members of the appointment of new caretakers for Cummins House and of the recent advice received from the State Government regarding the property.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At Council's meeting of 17 January 2017 it was provided with a lengthy report which canvassed a number of issues relating to the Cummins House property, principally arising as a result of the then upcoming expiry of the initial lease term (on 30 June 2017).

Following consideration of the report the Council resolved as follows:

1. *Approval be sought from the Department of Planning Transport and Infrastructure (DPTI) for the grant of a short term extension of the current lease of Cummins House, on similar terms and conditions as the existing lease agreement, until 31 December 2018, or until such time as a final agreed position has been negotiated and determined by the parties.*
2. *The Mayor and Chief Executive Officer be authorised to sign and seal such short term agreement.*
3. *The Administration be authorised to enter into formal negotiations with representatives from the Department of Planning Transport and Infrastructure for the acquisition by Council of the Cummins House property.*
4. *A further report(s) be provided to Council should formal Council input be required throughout, or alternatively at the conclusion of, the negotiation process.*

Discussion

Since that time the Administration has sought (and been granted) an extension of the initial lease term (until 31 December 2018) to allow an opportunity for Council and the State Government to negotiate the possible transfer of the Cummins property to Council. In this regard the State Government has now advised that it has undertaken all necessary preliminary processes to enable formal negotiations for the possible transfer to occur. A meeting to be attended by representatives from the State Government and the Administration to commence this process has been programmed for early April 2018.

Given the departure of the previous caretaker/managers and advice from the State Government that the initial term of the lease had been extended to 31 December 2018, the Administration sought replacement managers for Cummins House via a Request for Tender (RFT) process in August last year. Whilst a number of parties responded to the RFT, there were no complying tenders received. An alternate, non-complying tender was received from the National Trust and, subsequent to further discussions and negotiations, the Administration can now advise that the National Trust is to be appointed to the Manager role from 1 April 2018 until the end of the current lease term. Although the National Trust will not have a full-time on-site role they will manage booking enquiries and functions/events at the property during this period.

During this interim period the previous caretakers agreed to assist the Council in facilitating a number of events that had been previously booked at the House. The Administration takes this opportunity to thank them for their assistance.

Conclusion

The National Trust is to be appointed to the Manager role for Cummins House from 1 April 2018 until 31 December 2018 (the expiry date coincides with the expiry of the extended initial lease term). Advice has also recently been received from the State Government that is able to enter into formal negotiations for the possible transfer of the Cummins House property to Council.

Attachments

Nil

8.12 Civic Centre Complex - Memorial Gardens, Hilton - Playground

Brief

This report provides Committee Members with information on this project and now seeks approval to implement the upgrade of the playspace at the Civic Centre Complex - Memorial Gardens, Hilton.

RECOMMENDATION

The Committee recommends to Council that the proposed new playspace, as detailed within this report, be endorsed for the Civic Centre Complex - Memorial Gardens, Hilton.

Introduction

The existing Memorial Gardens playspace has been scheduled to be upgraded. Existing play equipment will be replaced with a more contemporary, inclusive, nature based play and amenity experience. The new playspace replaces the existing play equipment that was originally installed in the mid-1990s.

The new playspace is to be located on the existing site and will extend to the north, and incorporate the area of the Council owned house at 10 Somerset Avenue, Hilton.

The site is bounded by Council owned assets 10 and 14 Somerset Avenue to the east, and the Memorial Gardens to the west. A privately owned dwelling is located at 8 Somerset Avenue which also borders the site. The close proximity of the privately owned premises to the proposed playspace has been a significant consideration in the design process.

Discussion

Background

The original play equipment situated on the eastern edge of the Memorial Gardens was installed in the mid-1990s. When the equipment was scheduled for upgrade, Council was considering a number of proposals relating to the rationalisation and consolidation of Council assets. A number of the facility (Hubs) proposals had implications for the Memorial Gardens, and in particular the Council-owned properties along Somerset Avenue and Davenport Terrace, Hilton.

A final decision was made that the site would not be developed and Council staff could continue to operate from Council-owned properties on Somerset Avenue. This decision led to the commencement of a master planning exercise for the replacement of playground equipment at the site. Community Consultation was undertaken and Elected Members were consulted during a Council pre-brief meeting with a copy of the draft concept circulated to all Members. A draft Masterplan, based on the consultation, recommended the removal of the Council-owned property at 10 Somerset Avenue in order to allow a larger playspace area.

As a result of the decision to demolish 10 Somerset Avenue, alternative office arrangements were required to be found for the staff located within the house. As Members are aware, the staff relocated to the Civic Building (173-187 Sir Donald Bradman Drive, Hilton) late in 2017. Consequently, it is now timely to progress the upgrade of the playspace within the Memorial Gardens.

Consultation

A targeted consultation program was undertaken in December 2015 in order to develop a Draft Concept Plan for the Memorial Gardens Playspace. Consultation was undertaken by the Administration in conjunction with the appointed consultants, WAX Design. The two hour community engagement session was via a 'Little Day Out' event, held on site in the gardens. A broad cross-section of the community was represented including local families and stakeholders.

Over 100 opinions were provided, with many positive responses to the suggestion of a new playspace for the Memorial Gardens. The most desired play items by adults and children combined were swinging, climbing, music and water play along with sliding.

Children's preference votes were analysed separately, and their top aspirations were similar to adults and included swinging, sliding, water play and climbing, but music play was replaced by spinning and nature play.

Specific consultation with residents of Somerset Avenue was not considered necessary as a playspace already exists on the site and, essentially, it will be replaced with an upgraded form. However, should Council endorse the proposed plans contained within this report, the Administration will undertake notification to all residents of Somerset Avenue closer to the commencement of works. In addition, the Administration will meet with the landowner of the adjoining property at 8 Somerset Avenue to discuss the playspace project in more detail.

Concept Design

Following the consultation, a Draft Concept Plan for the Memorial Gardens Playspace (**Attachment 1**) was developed together with consultants WAX Design. The community consultation underpinned the design and play experiences incorporated into the reserve, and the proximity of the playspace to 8 Somerset Avenue was also a key design consideration.

The playspace design is outlined in the following summary:

- A gradient of play opportunities for all ages and abilities is provided, transitioning from the challenging equipment and mounds towards the western end, the climbing and spinning opportunities to the north and right through to the sand, water play and jumping area adjacent Somerset Avenue.
- The Playspace has been integrated with the broader reserve through a series of new entrance paths connecting to the Memorial, Library, Council Civic Centre and Somerset Avenue.
- Entrance to the playspace from Somerset Avenue is defined through a new gate and fence to the boundary.
- A screen hedge to all boundaries (1.8m to the northern boundary) assists in visual and noise mitigation and the playspace is offset from the northern and southern boundaries by a minimum of 3.0m.
- Additional seating and picnic benches are incorporated, offering a multitude of vantage points for carers and children to observe play and interaction.
- The relocated barbeque and lights, new drinking fountain and picnic shelter all add to the amenity of the reserve along with the retention and relocation of the existing light poles.
- Additional shade trees have also been incorporated as a long term shade strategy for the playspace along with replacement trees for the two existing deciduous trees (Ash and Casuarina) Council has identified for removal in the north-western corner of the playspace. Replacement of these trees will assist in shading the slide and play equipment on the northern side of the playspace and will also assist in creating a visual separation to 8 Somerset Avenue. Replacement of these trees will assist in shading the slide and play equipment on the northern side of the playspace. A number of visual barriers to the Memorial Gardens are already in place on the premises of 8 Somerset Avenue, however, the replacement trees/plantings will assist with the visual separation of the property.

Next Phase

Following an endorsement by this Committee/Council of the Final Concept Plan, WAX Design will proceed to detailed design and documentation for the Playspace. The project has been funded within the current 2017/2018 financial year.

It is expected to commence this project in May 2018 with the demolition of the house at 10 Somerset Avenue. Final programming and timelines of the project will be determined once the design documentation/procurement process has been concluded, with the aim to ensure this new playspace is completed in November 2018.

Should Council not endorse the proposed plans contained within this report, consideration should be given to the future use of this existing playspace given the current age.

Conclusion

WAX Design have produced a Final Concept Plan for Memorial Gardens Playspace for the Committee's endorsement. The new playspace will replace the existing play equipment that was originally installed in the mid-1990s.

The Concept Plan is underpinned by the results of community consultation with typical users of the space and is complementary with the type of use and layout of the existing gardens. The design carefully considers privately owned premises on Somerset Avenue, in particular, 8 Somerset Avenue Hilton.

Following Council's decision to endorse the Final Concept Plan, WAX Design will undertake detailed design and documentation plans for Memorial Gardens Playspace.

Attachments

1. Concept - Play space Memorial Gardens (January 2018)

MEMORIAL GARDENS, HILTON

PLAYSPACE CONCEPT



MEMORIAL GARDENS, HILTON PLAYSPACE CONCEPT PLAN

The Memorial Gardens Playspace has been designed to create **an innovative play experience** that reflects the aspirations and philosophies being developed by City of West Torrens for play, open space and recreation. The project will deliver a **district level destination**, where individuals can **play, socialise and connect** to their local environment and community.

The Playspace has been **integrated with the broader reserve** through a series of new entrance paths connecting to the Memorial, Library, Council Civic Centre and Somerset Avenue.



Challenging play and risk benefit is created towards the western end of the playspace, featuring a series of constructed **timber clad mounds** which are connected through a 2.0m high **overhead rope tunnel**, with a **slide and rope pulls** either side and a **rock mound scrabble** adjacent.

Additional seating is created within the playspace with the timber boxes and picnic benches, offering a multitude of vantage points for carers and children to **observe play and interaction**. The relocated barbecue and lights, new drinking fountain and picnic shelter all add to the **amenity** of the reserve.



LEGEND

- ① Timber Music Chimes
- ⑥ Rope Tunnel (2.0m high)
- ⑦ Timber sleeper cladding to 2.0m high mounds
- ⑨ Lawn Mounds
- ⑩ 2.0m Hill Slide
- ⑪ Sloped Deck & Rope Pull
- ⑬ Rotanet
- ⑮ Rock embankment
- ⑰ Timber Picnic Bench
- ⑲ Existing Trees
- ⑳ New Trees
- ㉔ Relocated BBQ
- ㉖ Relocated Lights
- ㉘ Timber Box Seats
- ㉙ Exposed Aggregated Concrete Path
- ㉚ Existing Paving



Explorative play is facilitated through the water pump and wheel situated on the timber deck along with the mushroom pump on the sloped access path to the sand pit. The **water play flows into the sunken sand pit**, for both wet and dry sand **creative play**.

A **quieter corner** is created to Somerset Avenue entrance with a collection of **timber jumping discs and a rocker**. These are situated beneath the exiting deciduous tree, along with the majority of play equipment.

Additional **shade trees** have also been incorporated, as a **long term shade strategy** for the playspace



LEGEND

- 3 Water wheel
- 4 Mushroom water pump
- 5 Mushroom water spring
- 8 Sunken sand pit & timber sleeper walls
- 17 Jumping discs & rocker
- 21 Existing trees
- 22 New trees
- 23 New drinking fountain
- 25 New boundary fence
- 26 Relocated light
- 27 Realigned gate
- 28 Timber box seat
- 29 Exposed aggregated concrete path
- 31 Softfall rubber
- 33 Compacted quarry fines path



The **basket swing** provides opportunities for individual and group experiences and has softfall rubber beneath to facilitate **all abilities access**. Play for all abilities is also reinforced with the **in ground wind pipes and elevated timber chimes**, along with the above ground water play.

To the east of the mounds is a spinning Rotanet and a custom timber and rope structure with a **multitude of climbing and balancing experiences**.



LEGEND

- ② Inground wind pipes
- ⑫ Timber basket swing
- ⑬ Timber spider climb
- ⑭ Rope balance
- ⑮ Timber 3D climb cube
- ⑯ Rotanet
- ⑰ Timber picnic bench
- ⑱ Shelter 4x4m
- ⑲ New boundary fence
- ⑳ Relocated light
- ㉘ Timber box seat
- ㉙ Exposed aggregated concrete path
- ㉚ Softfall rubber
- ㉛ Softfall mulch
- ㉜ Screen hedge



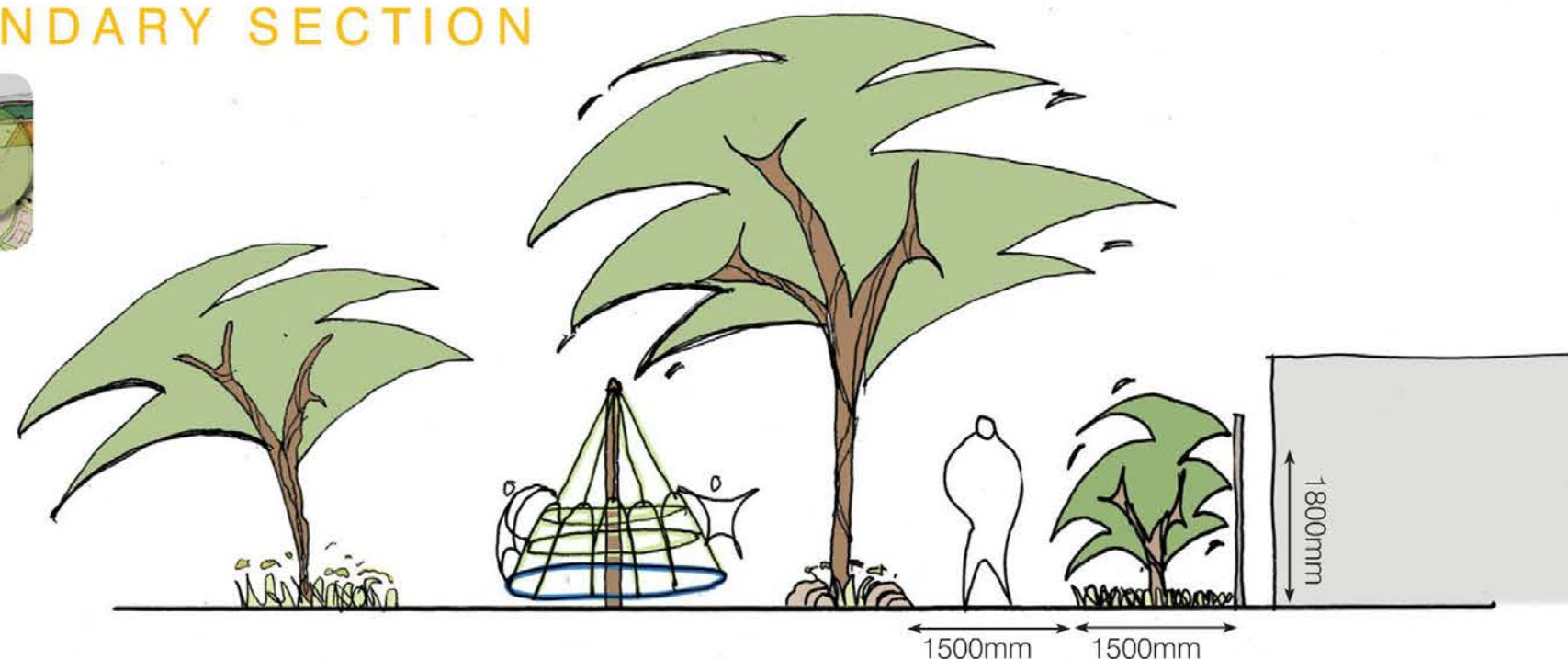
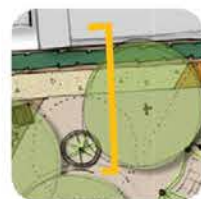
The design has been influenced by the **extensive forested areas originally adjacent the site**, and inspired the log climb and timber vernacular that is evident throughout the playspace. The **Patawlonga and Torrens Rivers** is reflected in the water pumps, water wheel and sand pit. The **history and formality of the memorial gardens** has also been referenced in the form and alignment of the design..



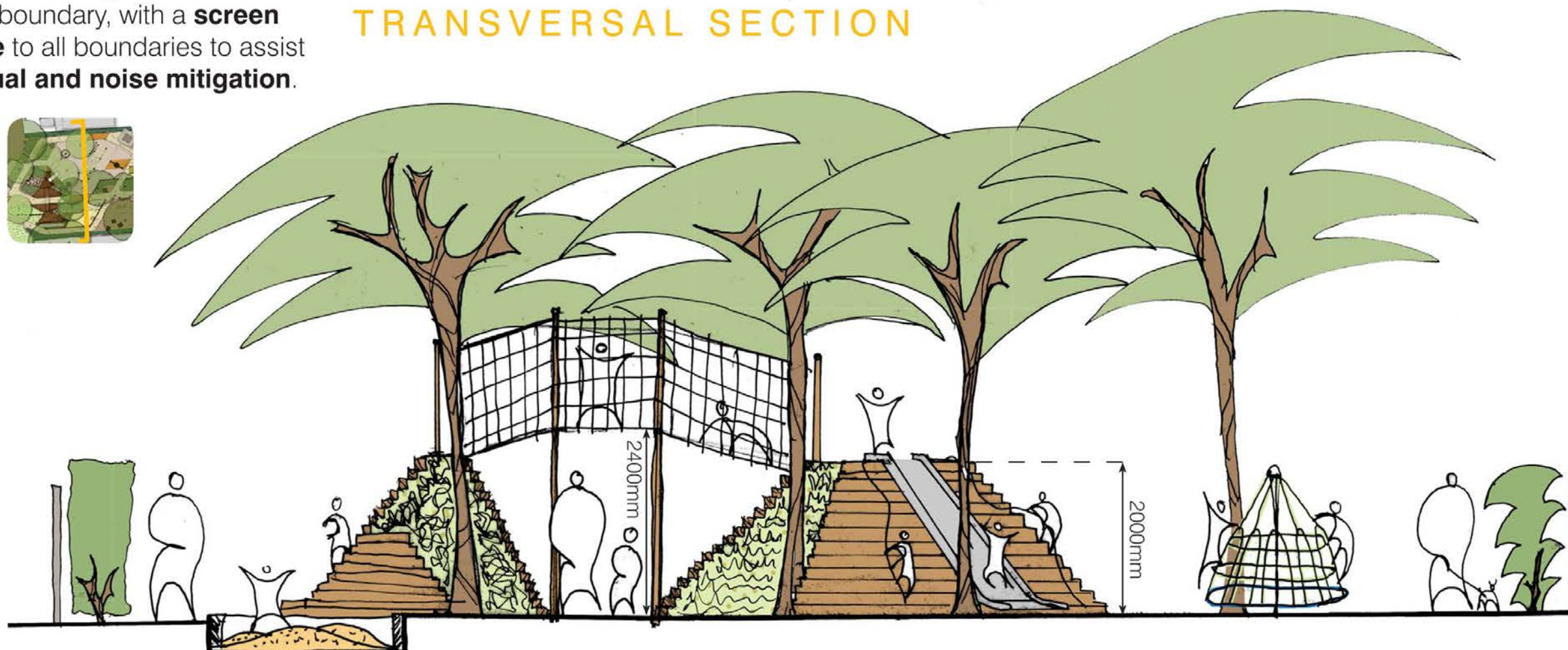
Additional shade trees have also been incorporated, as a **replacement trees** for the two existing deciduous trees Council has identified for removal in the north-western corner of the playspace. Replacement of these trees will assist in shading the slide as well as creating **visual separation** to the dwelling adjacent to the north.

Entrance to the playspace from Somerset Avenue is defined through a **new gate and fence** to the boundary, with a **screen hedge** to all boundaries to assist in **visual and noise mitigation**.

BOUNDARY SECTION



TRANSVERSAL SECTION



ARTISTIC ILLUSTRATION



8.13 Richmond Oval - West Adelaide Football Club - Development of Masterplan

Brief

This report provides Committee Members with information in relation to activities undertaken to date regarding the development of a building Masterplan for the West Adelaide Football Club and Richmond Oval.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. "Option 3" of the draft Masterplan, with the additions/amendments sought by the West Adelaide Football Club (i.e. redevelopment of the former cricket club building for use by umpires and opposition teams, and redevelopment of the existing change rooms within the grandstand per the Option 2 alternative) be endorsed in principle and that:
 - i) Funding to further progress the development of the Masterplan to detailed design (cognisant of the need to implement any approved initiatives in a staged manner) be sought through the 2018/19 budget process or a future budget variation;
 - ii) A cost consultant be engaged to provide a preliminary high-level costing for the proposed initiatives; and
 - iii) A further report be provided to the Committee following the completion of detailed design drawings and receipt of the costing document.

Introduction

The Administration has been involved in discussions with representatives from the West Adelaide Football Club (WAFC) during the previous year following:

- Concerns relating (principally) to the condition/future maintenance of the grandstand and its associated infrastructure, but also the condition and appearance of other infrastructure adjacent to the grandstand and oval entry point; and
- An approach from the new Chief Executive Officer of the WAFC following his appointment.

The availability of grant funding from the Office of Recreation and Sport (ORS) for female friendly facilities and the need to progress this matter quickly in order to meet application funding deadlines required this matter to be fast tracked by the Administration and the WAFC.

Preliminary discussions between the parties had previously resulted in the inclusion of funding within the 2017/18 budget, to enable the commencement of a master planning process and subsequent engagement of consultants to assist with the production of a high-level concept plan and ancillary information. This initiative meant that the parties were well placed in regard to submitting the grant application.

The plan has been further developed in consultation with the Administration and the WAFC and may now be considered by the Committee, **Attachment 1**.

Discussion

As is evident within the information provided, there are a number of improvements that have been requested or considered as part of the upgrade of the complex, e.g.:

- Utilisation/conversion of the overflow carpark at the southern end of the complex for use as an AFLX and/or other synthetic surface sporting field, with linkages to the main oval;
- New toilets/ablutions on the western side of the complex;
- A new entry plaza linking the clubroom building with the oval/grandstand to enhance the visitor experience; and
- The provision of a multi-use indoor sport centre suitable for community use during the week and WAFC use on game days.

Further, as is indicated within the letter recently received from the WAFC, **Attachment 2**, the Club is generally supportive of the "Option 3" alternative with two amendments/additions requested, namely redevelopment of the:

- existing change rooms per "Option 2" (and additional consultation regarding internal fitout etc); and
- former cricket club building for use by umpires and opposition teams.

Given Council's existing commitments to other facility or complex upgrades, it should be noted that the WAFC has acknowledged that implementation of any, or all, of the proposed masterplan initiatives would be likely to be considered/occur in a staged fashion in the medium to longer term rather than the immediate short term and that such upgrades would be subject to budget funding (unless e.g. significant funding was provided by the State or Federal Governments or another third party). In this regard, and as detailed within this report, the Club lodged an application in the recent ORS grant round for female friendly facilities but was unfortunately unsuccessful.

Nevertheless, given the forthcoming upgrades to other Council sporting/football facilities (e.g. Lockleys Oval, Weigall Oval and Camden Oval) there is/will be some tension or discrepancy between the future standard of those facilities when compared (post completion) to the existing facilities available at Richmond Oval, which is Council's premier/foremost Australian Rules football facility.

Should the Committee be supportive of the plan, the Administration would seek to progress the high-level concept to detailed design (subject to budget funding) and engage a cost consultant to provide high-level preliminary advice.

As indicated above, at this time no costing from an independent cost consultant for the proposed works has been sought or obtained.

The Administration provides the following summary and initial estimates for this project, totalling \$1,700,000:

- Interface to Oval, new ticket box and entrance - \$300,000
- New female facilities - \$500,000
- Grandstand repairs/new roof and guttering/downpipes/painting to all steel work - \$400,000
- Upgrade/improvements to existing gym rooms and male change rooms - \$500,000

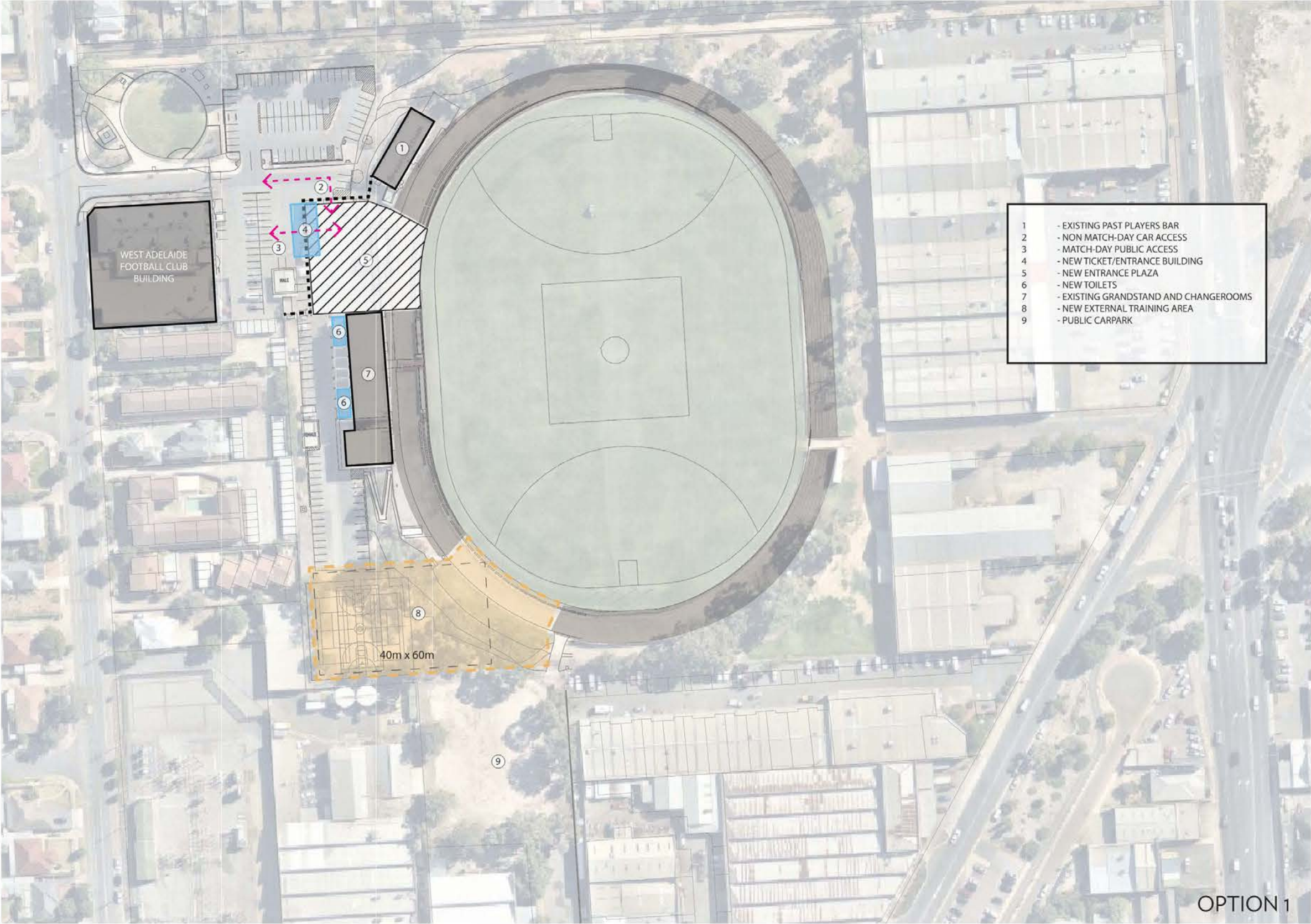
Irrespective of this project, maintenance works to address the condition of the grandstand roof, steel structure and other associated works will need to be undertaken in the forthcoming future budget cycles.

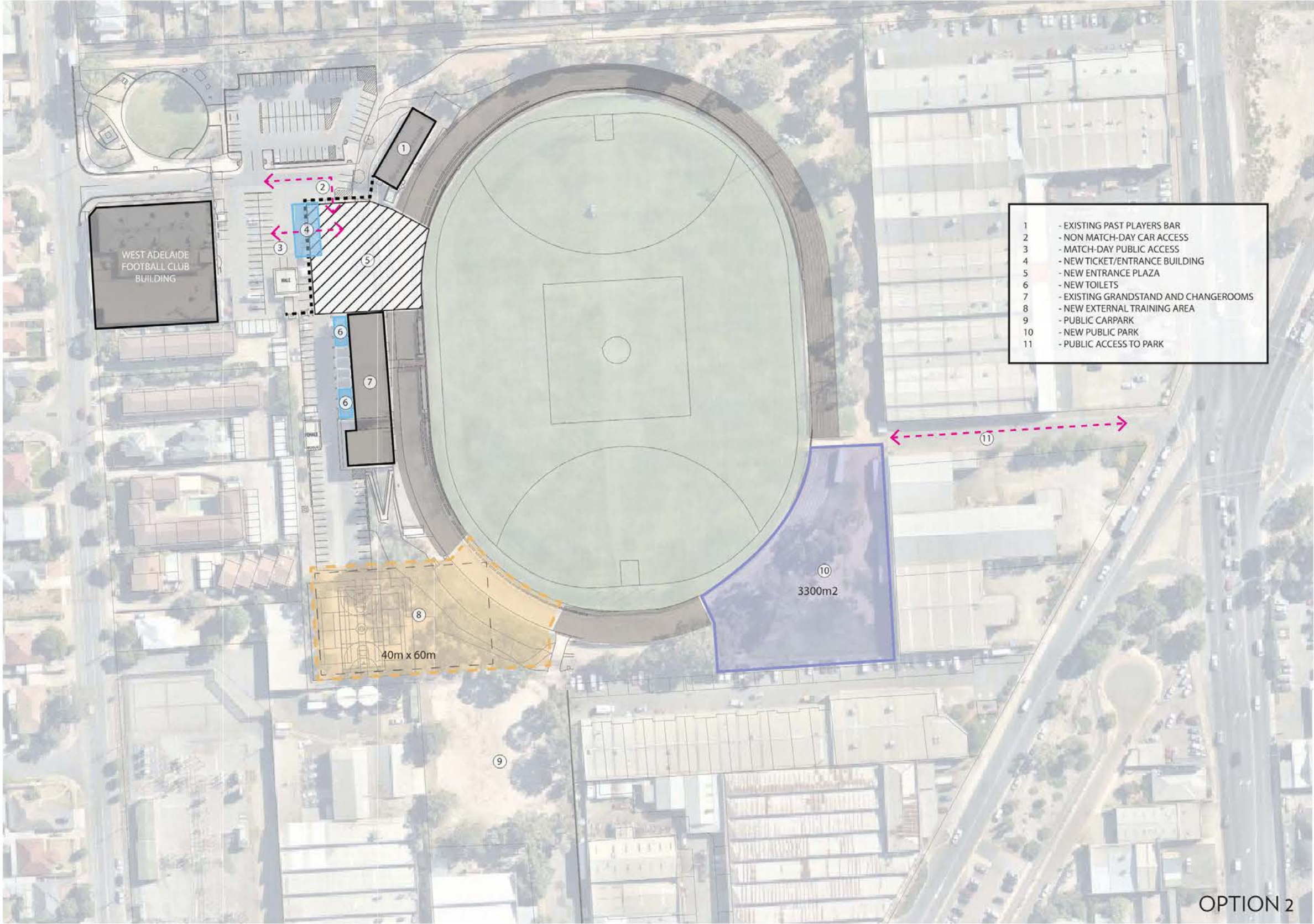
Conclusion

Following the provision of budget funding by the Council, consultants have been engaged by the Administration to assist in the development of a Masterplan for the Richmond Oval complex. Discussions with the West Adelaide Football Club have resulted in the production of a draft high level plan which may be considered by the Committee.

Attachments

- 1. Draft Masterplan document - West Adelaide Football Club**
- 2. WAFC Feedback re Masterplan**

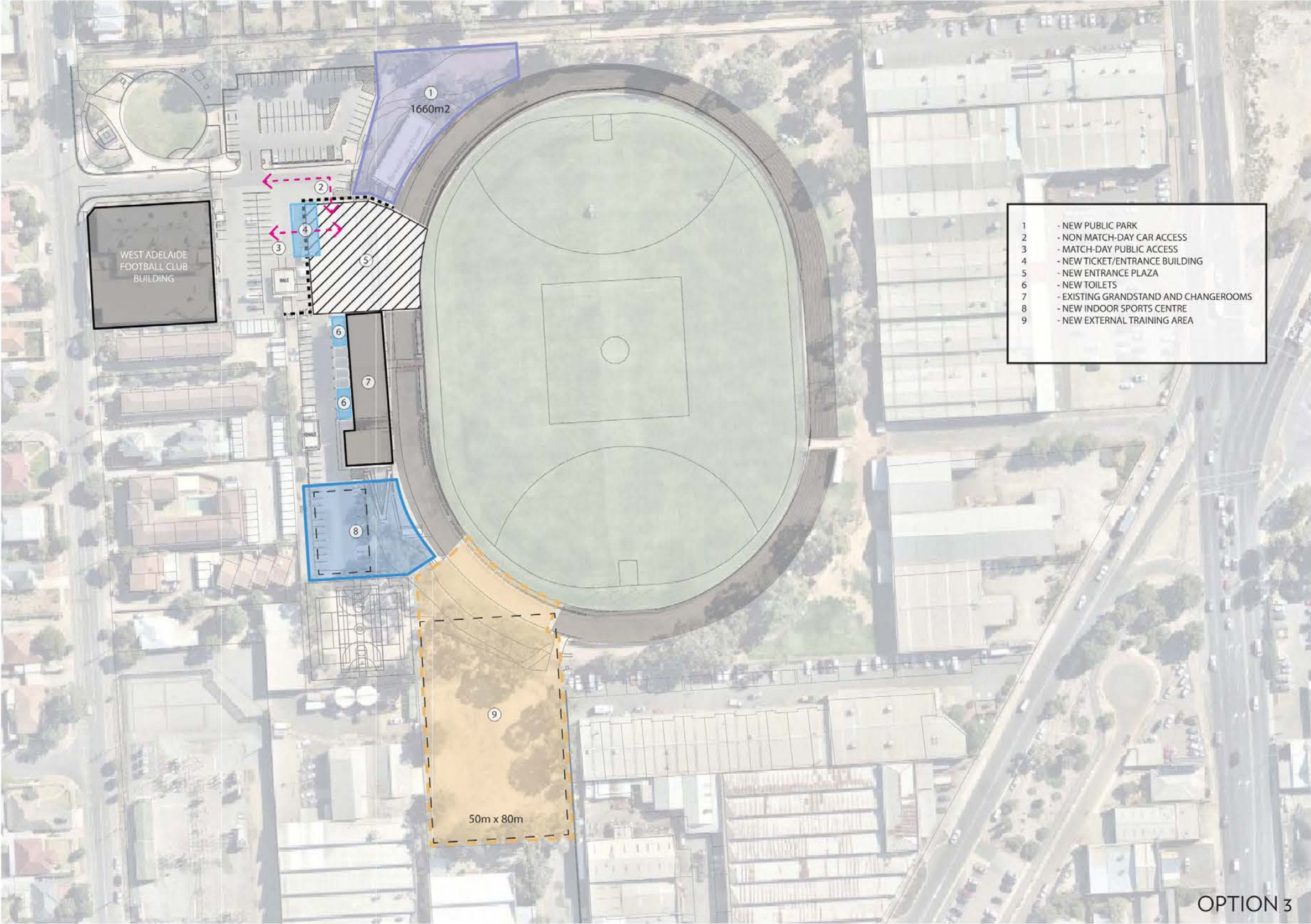


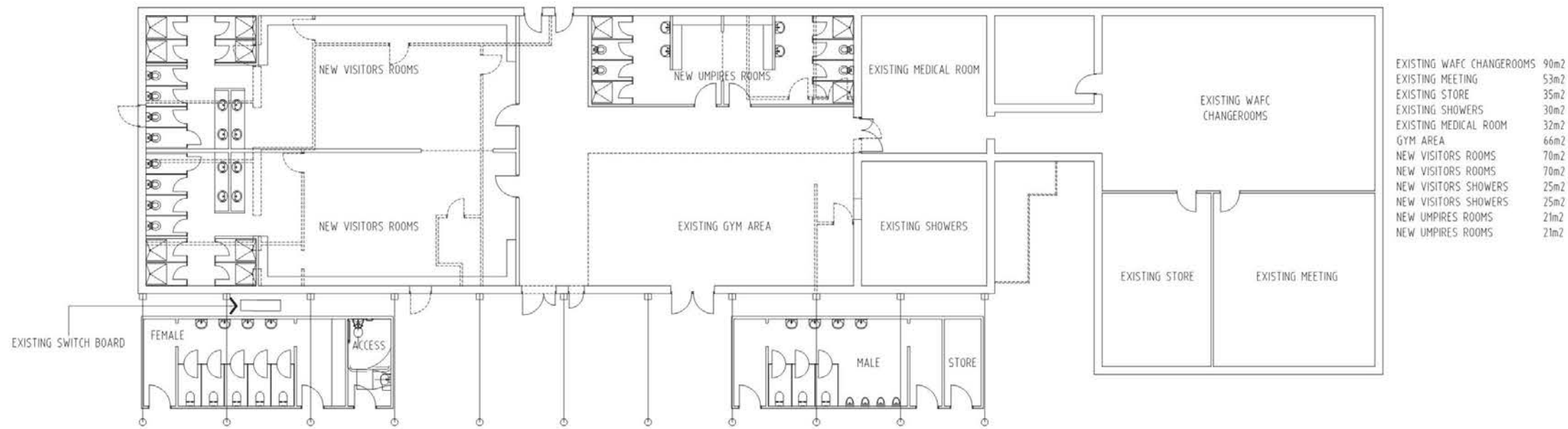


WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

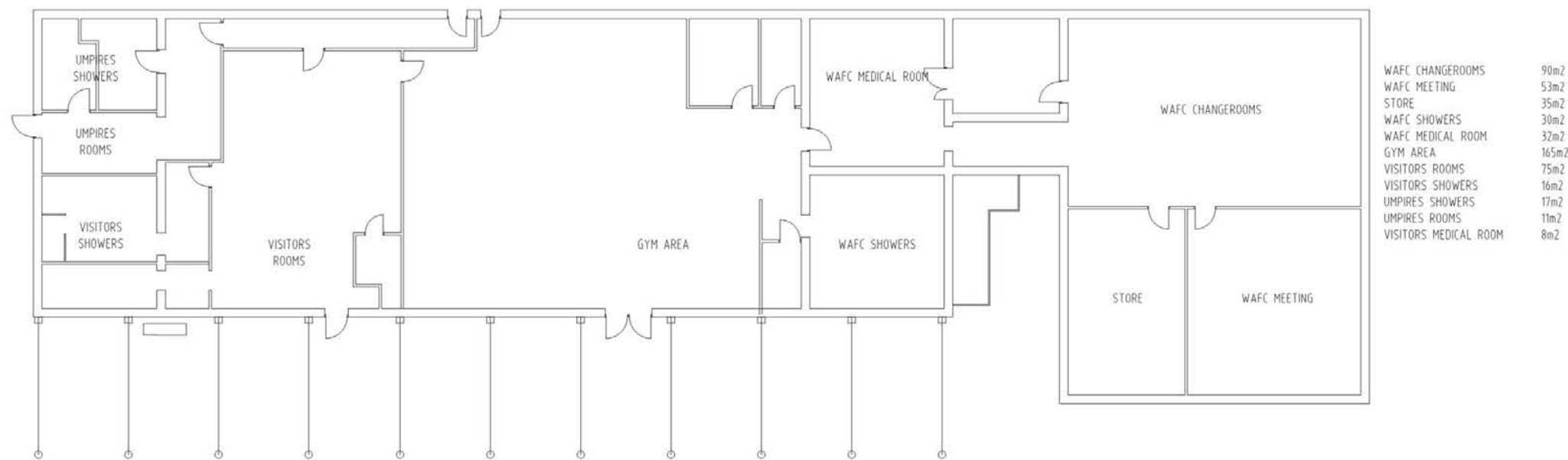
RICHMOND OVAL MASTER PLAN
CITY OF WEST TORRENS

OPTION 2 PLAN	DRAWING — 5K02
NOV 2017	REVISION —
1:10000 @ A2	PROJECT — 17-5426



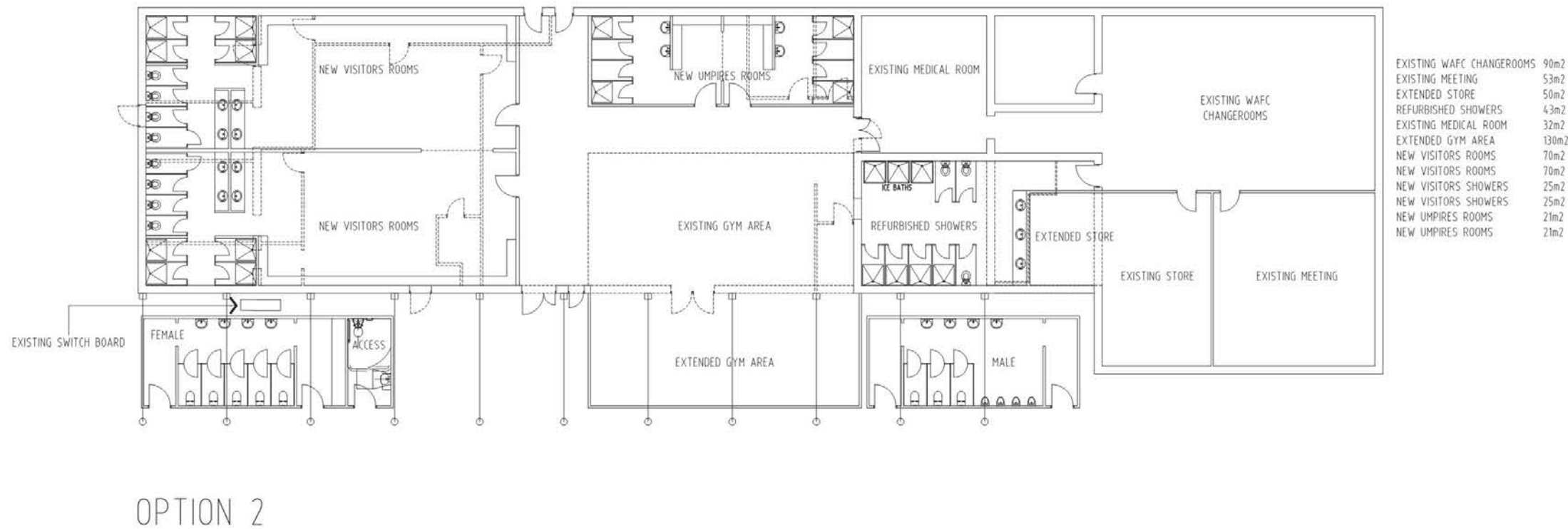


OPTION 1



EXISTING





DRAWN BY: MJP
checked by: SJB
The drawing was prepared on: 14th Aug 08 10:17 AM AEST
The drawing was prepared on: 14th Aug 08 10:17 AM AEST

WALTER
BROOKE

Richmond Oval

Recommended AFL Regional Facility

Unisex - Female Changeroom		
1.0	Changeroom - AFL Regional	
	Change 1	55
	Change 2	55
	Subtotal:	110
		110
1.1	Amenities - AFL Regional	
	Team One	
	- 4WC	
	- 4 Shower	
	- 3 basin	25
	Team Two	
	- 4 WC	
	- 4 Shower	
	- 3 basin	25
	Subtotal:	50
		50
1.2	Massage Strapping AFL Regional	
	Team One	15
	Team Two	15
	Subtotal:	30
		30
2.0	Umpires - AFL State League Level	
	Change 1 - Interconnected	
	- 2 Showers	
	- 2 WC	
	- Change area	20
	Change 2 - Interconnected	
	- 2 Showers	
	- 2 WC	
	- Change area	20
	Subtotal:	40
		40
	TOTAL:	230



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7th March 2018

Dean Ottanelli
Manager City Property
City of West Torrens

Richmond Oval Masterplan Options

Dear Dean

I would like to express the West Adelaide Football Clubs appreciation for the work you and your team are doing on the review and potential redevelopment of the Richmond Oval precinct. The Board, SANFL and club have been through several workshop sessions to allow us to provide feedback to WTCC on the elements we regard as critical in any consideration for redevelopment. The one constant in these workshops is the Board's desire to work with Council to develop a plan to drive increased community use of the facility.

To formalise our response to the concept plans presented by Council we would appreciate if the following aspects were considered;

- Redevelop the existing change rooms as per existing change room 'option 2' plans with further consultation with the WAFC before internal concept is finalised.
- New toilets redeveloped as per 'option 3'.
- Redevelop the old "Cricket Club" on the South Road side of the oval to be used by opposition teams and umpires. This building is underutilised at present with access already available.
- New entrance plaza as per 'option 3' with the removal of existing toilet block, orientation of match day ticketing facility to allow maximum connection between oval and WAFC venue and fencing configuration to do the same.
- Include the artificial training surface connected to the existing oval as per option 3 to suit AFLX games and additional sporting teams. 50m x 80m.
- Include multi-use indoor sports centre suitable for community use during the week and WAFC use on game days as per option 3.

WEST ADELAIDE FOOTBALL CLUB inc.

57 Milner Road, Richmond SA 5033 | PO Box 164, Marleston SA 5033

PH. (08) 8352 4022 | FAX. (08) 8443 8771 | EMAIL. reception@westadelaidefc.com.au | WEB. www.westadelaidefc.com.au

**WEST ADELAIDE FOOTBALL CLUB**

57 Milner Road, Richmond SA 5033 | PO Box 164, Marleston SA 5033
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- Maintain the current Mound Bar structure for future use by WAFC as this does have the provision to have another story added.
- Remove some of the existing terraces and include addition shade/shelter structures for patrons.
- Include car parking and play ground to suit above requirements.

We look forward to working with you on the next stages of the project and will provide any additional information you require.

Regards

David Grenvold
Chief Executive Officer
West Adelaide Football Club

8.14 Community Facilities Project Summary

Brief

This report provides Committee Members with a summary project plan on the currently scheduled community facilities projects.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The following report provides a further update to the Committee Members with a summary project plan on the currently scheduled community facilities projects.

Discussion

Through the Community Facilities Committee, the Administration is currently advancing a number of redevelopments and upgrades to facilities and building projects within the City.

These projects include:

- Apex Park
- Lockleys Oval
- Mellor Park
- Weigall Oval
- Camden Oval

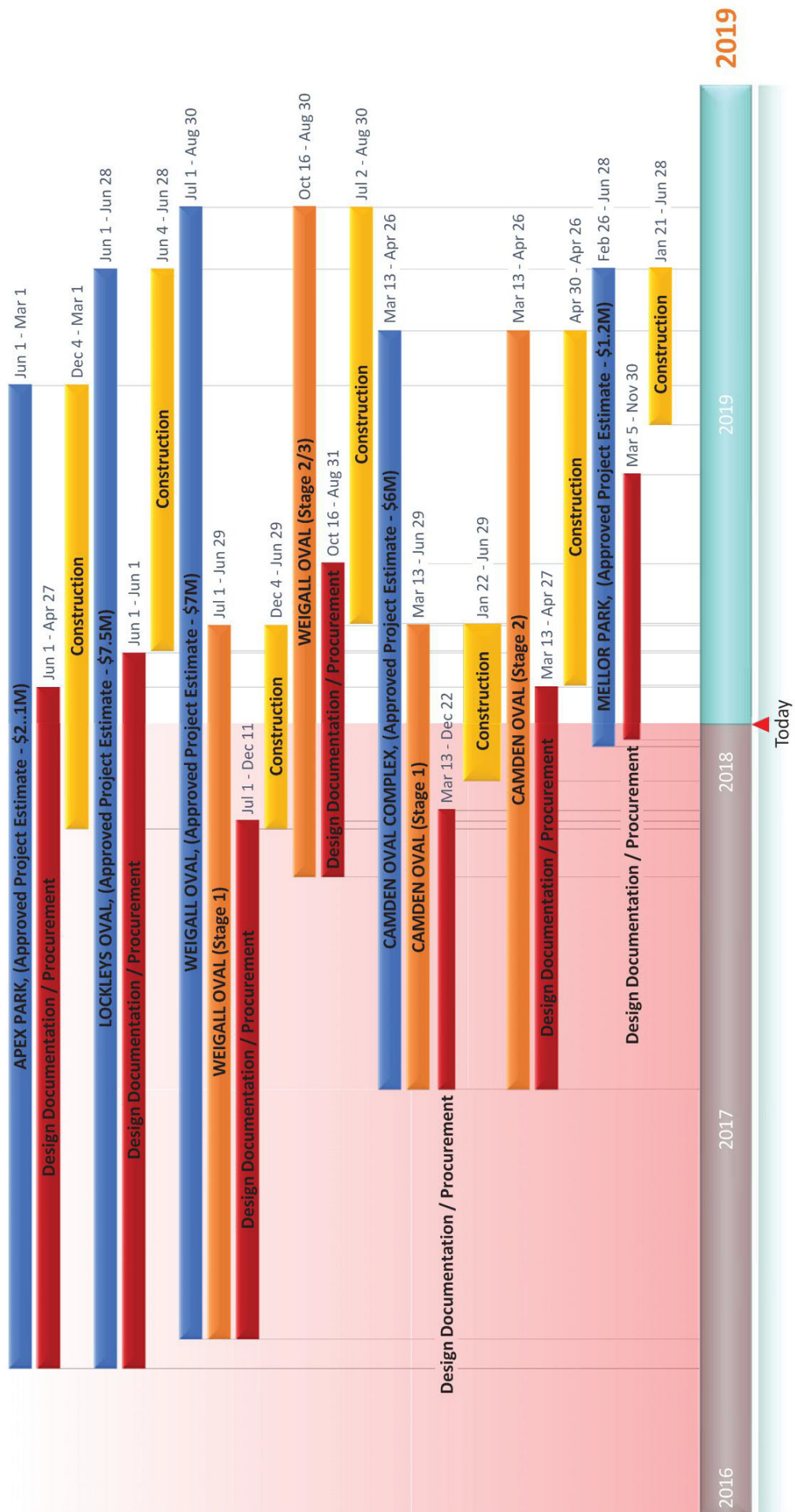
The attached Project Plan (**Attachment 1**) provides members with a summary of timeframes and project estimates associated with these nominated projects.

Conclusion

A summary project plan outlining the Community Facility projects currently scheduled with associated timeframes has been prepared and provided to Members for their information.

Attachments

1. Project Summary - 27 March 2018



9 OUTSTANDING REPORTS / ACTIONS

Nil

10 OTHER BUSINESS

11 CONFIDENTIAL

Nil

12 NEXT MEETING

22 May 2018, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE